

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES
May 23, 2011

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:05 p.m. by the Chairman, Dave Zambito. Daryl Hull, Jim McCoy, Curt Knaub II, Jeff Shue, P.E., and Albert Neufeld were also present. Absent was Shaun Appel.

PLEDGE OF ALLEGIANCE

Recognition of public requests: None

The minutes of the April meeting were approved with the corrections, under the Revised Preliminary Plan for Hickory Ridge Mews should read “can pull no more than 90 occupancy permits” and “approved by the township”. Motion by Daryl Hull 2nd by Curt Knaub II unanimously carried. The vote is recorded 4 to 0.

OLD BUSINESS: None

NEW BUSINESS:

Steven Holcomb: Special Exception – Contractors Facility Presented by Christian Miller, Esquire of MLP Law Firm, LLP. The proposed use as concessions business with an existing building to be used only for food preparation and storage of supplies related to the proposed concession business. Discussion on whether it is 2 tracts or 2 lots which was a moot issue. The applicant has only one deed referencing 2 tract descriptions and receives one tax bill, the township views as one lot. Section 619D under a Contractors Facility proposed business shall have access to an arterial or collector street the applicant does not meet this requirement. It is recommended that the zoning hearing board make the decision whether a variance is required for this issue.

A motion by Daryl Hull 2nd by Jim McCoy to approve the contractors facility motion carried. The vote is recorded 3to1. Dave Zambito no, with reference to whether a variance should be required to section 619D and whether a subdivision plan should be required because of 2 principle uses on the tract of land. Also the supervisors should look at the fee structure for application amendments, that, should a new 700 dollar application fee be required for a simple minor change and if a lesser amount could be appropriate to cover the cost of republication.

Douglas Ruppert: Special Exception- Expansion/Alteration of a non-conforming use Presented by Douglas Ruppert -Motion by Jim McCoy 2nd by Daryl Hull to approve the expansion of the use by the installation of a swimming pool motion carried. The vote recorded 4 to 0.

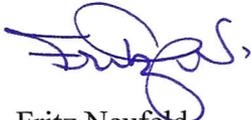
Brandon Gracey: Variance- Set Back Encroachment Presented by Jed Smith Quality Construction, Inc. Motion by Daryl Hull 2nd by Jim McCoy to recommend approval of the variance with the front setback to match the existing building at 25feet and the side setback to be 20 feet not 25 feet motion carried. The vote recorded 4 to 0.

Fox Run: Sketch Plan- Presented by Byron Trout of Gordon Brown

The 2 plans submitted were revised to address the planning's previous comments. PenDot's requirements are making it difficult to access the development to Bull Rd. The access to Bull Rd. via Graffius Rd. having 2 entrances from the development as required by the SALDO was a much better entrance onto Bull Rd. Plan number 5 was a better plan having one less street crossing the Gas line and also has better lot configuration. Both plans are acceptable.

ADJOURNMENT: Meeting was adjourned at 8:14 PM

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Fritz Neufeld', written over a horizontal line.

Fritz Neufeld
Acting Secretary