

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

September 26<sup>th</sup> 2011

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:07 p.m. by the Vice Chairman, Daryl Hull. Jim McCoy, Charles Zitnick, Albert Neufeld acting secretary and Jeff Shue of C.S.Davidson were also present. Absent was Chairman Dave Zambito, board member Shaun Appel.

### PLEDGE OF ALLEGIANCE

Recognition of public requests: None

The minutes of the July meeting were approved as presented Motion by Jim McCoy 2<sup>nd</sup> by Charles Zitnick unanimously carried. The vote is recorded 3-0.

OLD BUSINESS: None

NEW BUSINESS:

**Ray M. Krone- Final Subdivision Plan-** Members of the planning board reviewed the comments from C.S.Davidson's letter addressing administrative issues.(See attached) Item number 5 a waiver is required in writing to waive this requirement. There were no outstanding issues with York County Planning. Motions by Charles Zitnick to recommend approval with a waiver letter presented at the BOS Mtg. and address the comments letter from C.S.Davidson. 2<sup>nd</sup> by Daryl Hull motion carried. The vote is recorded 2-1. Jim McCoy voted no.

**Ralph Mooers- Variance request-** The planning board reviewed the requirements with the applicant for section 304(e) of the Conewago Township Zoning Ordinance#322. The applicant is not requesting to encroach upon the setbacks more than what the existing home is at 10feet. Motion by Jim Mc Coy to recommend approval of the variance to encroach upon the building setback side & rear in an R-2 Zone 2<sup>nd</sup> by Charles Zitnick unanimously carried. The vote is recorded 3-0.

**Scott A. & Vicki Hunt, Sandra R. Glick- Interpretation & Variance Request-** presented by Brian C. Linsenbach of Stone, Duncan & Associates, PC requesting the right to build a single –family residential dwelling on their properties. Several issues of concerned were discussed- the lots don't have public road frontage, fire and ambulances services and proposed drive way configuration. Mr. Smyth of 5585 Bull Rd. said he had to purchase property and add it to his land locked property to give it public road access thru subdivisions of land. It was recommended that the township's legal counsel be present with the zoning hearing board's legal counsel as part of the discussion at the meeting to present the townships position. Motion by Jim McCoy to up hold the zoning officer's interpretation of section 309(i) 2<sup>nd</sup> by Charles Zitnick unanimously carried. The vote is recorded 3-0. Motion by Daryl Hull to deny the variance request based on past history 2<sup>nd</sup> by Jim McCoy unanimously carried. The vote is recorded 3-0.

**Recognition of new board member-** Charles Zitnick

**ADJOURNMENT:** Meeting was adjourned at 7:55 PM

Respectfully submitted,

**Fritz Neufeld**

Fritz Neufeld

Acting Secretary