

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

May 23<sup>rd</sup>, 2022

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by, Chairman Charles Zitnick, Daryl Hull, Lawrence Kauffman, Brandon Musser, and Fritz Neufeld acting secretary were also present. Absent was Chris Montgomery.

### **PLEDGE OF ALLEGIANCE:**

**Approval of previous meeting:** Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to approval the February 28<sup>th</sup>, 2022 minutes. Motion carried. Vote recorded 4-0

**Recognition of public requests:** None

**New Business:** Stonegate Commons Phase VI Revised Preliminary Plan presented by Eric Johnston of Johnson & Associates. Discussion on the traffic safety issues, not related to the traffic study. It was suggested to contact the Board of Supervisors to investigate or do a study of the geometry of Green Spring Rd. to see what improvements are needed, for the curve and the intersection of Green Spring Rd. and Copenhaffer Rd. 4-Waiver request: 1. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of slant curbs pursuant to SALDO # 324 Section 508 as installed in Phase III. Motion carried. Vote recorded 4-0. 2. Motion by Charles Zitnick 2<sup>nd</sup> by Daryl Hull to recommend approval to allow the flexibility in the spacing of the proposed trees due to the tight spacing of the proposed dwellings pursuant to SALDO # 324 Section 508. Motion Carried. Vote recorded 4-0. 3. Motion by Charles Zitnick 2<sup>nd</sup> by Lawrence Kauffman to allow underground infiltration facilities less than ten feet from the property line due to the proposed lots are only 20 feet wide pursuant to SALDO # 324 Section 301.1. Motion carried. Vote recorded 3-1. 4. Motion by Charles Zitnick 2<sup>nd</sup> by Daryl Hull to recommend approval of Stormwater Ordinance #344 Section 309.A.6 to utilize the DEP default curve numbers to be consistent with the NPDES permit submittal. Motion carried. Vote recorded 4-0.

Motion by Daryl Hull 2<sup>nd</sup> by Charles Zitnick to recommend approval of the re-vised preliminary subdivision plan Stonegate Phase VI noting that several members are concerned with existing conditions of adjoining roads and intersections and all comments addressed from C.S. Davidson's May 19<sup>th</sup>, 2022, letter. Motion carried. Vote recorded 4-0.

Sam Gray Special Exception request of an expansion of a pre-existing non-conformity pursuant to Zoning Ordinance # 322 Section 414 Christian Miller, of MPL law Firm, presented the application of existing and proposed improvements. Motion by Daryl Hull 2<sup>nd</sup> by Brandon Musser to recommend approval of the request pursuant to section 414.b. which provides for the expansion or alteration of a pre-existing non-conformity. Motion carried. Vote recorded 4-0.

**ADJOURNMENT:** Charles Zitnick adjourns the meeting at 8:01.

Respectfully submitted,



Fritz Neufeld  
Acting Secretary