

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

June 23rd, 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, Engineer Derek Rinaldo with C.S. Davidson's, and Fritz Neufeld acting secretary were also present. Absent was Chris Montgomery.

PLEDGE OF ALLEGIANCE:

Approval of previous meeting minutes: Motion by Daryl Hull 2nd by Lawrence Kauffman to approve the February 28th, 2022, minutes. Motion carried. Vote recorded 3-0. Motion by Daryl Hull 2nd by Brandon Musser to approve the May 23rd, 2022, minutes. Motion carried. Vote recorded 4-0

Recognition of public requests: None

New Business: Ray Neiman Variance request to reduce the building front setback in the Agricultural Zone. On a motion by Charles Zitnick 2nd by Lawrence Kauffman to recommend approval to grant the Variance request for relief from the front setback on the agricultural farm building only and all other buildings being subdivided off must meet the Agricultural Zone setback requirements. Motion carried. Vote recorded 4-0.

Fox Run Estates 25 lot Final Subdivision Plan Phase 1 presented by Bill Davis of Gordon Brown & Associates. C.S. Davidson's review letter dated June 24th, 2022 all comments have been addressed, those outstanding are administrative. A waiver request to use an energy dissipators in lieu of a level spreader for stormwater erosion control. Motion by Charles Zitnick 2nd by Daryl Hull to recommend approval of the dissipator. Motion carried. Vote carried 4-0. Motion by Daryl Hull 2nd by Lawrence Kauffman to recommend approval of the plan based on C.S. Davidson's comments letter Dated June 24th, 2022. Motion carried. Vote recorded 4-0.

Cloverleaf Business Park proposed sketch plan presented by David Koratich with Warehouse. The plan proposes to build 2 warehouses and a satellite truck parking overflow lot by combining all 3 lot into one large lot and vacating Red Rock Rd. Re-configuring the existing stormwater facilities to accommodate the proposed changes. A new Traffic/Impact Study will be needed done. As the 25-year-old study is outdated and not applicable to today's present conditions and current issues. Steve & Jody Newcomer at 390 Cloverleaf Rd. expressed concerns of the already truck traffic issues only to add more with this facility. Nat McCarty 220 Cloverleaf Rd. questioned how many lanes are to be on Cloverleaf Rd? There are only 3 at the intersection of Cloverleaf Rd. and the Susquehanna Trail. The rest of Cloverleaf Rd. is 2 lanes. Road classification should be corrected to allow for these businesses.

ADJOURNMENT: Charles Zitnick adjourns the meeting at 8:45.

Respectfully submitted,



Fritz Neufeld
Acting Secretary

