

Conewago Township Planning Commission

6:00 PM, August 28, 2023

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), Lawrence Kauffman, Gregory Smith, Fritz Neufeld (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.) Absent: Brandon Musser

A. Meeting was called to order at 6:00 PM by Chairman Zitnick, with the Pledge of Allegiance.

B. Previous meeting minutes: Daryl Hull moved, and Charles Zitnick seconded, that the minutes of the July 24, 2023 meeting be approved. Motion carried. Vote: 4-0

C. Public requests and Old Business: none

D. New Business:

1. Kermit Forbes, Assistant Business Director for District Lodge 98 IAMAW, 56i5 and 5619 Susquehanna Trail, has requested a special exception use for the property which is in the Village Zone. They have 3 full-time staff, a full-time secretary, and plan to have around 4 general meetings per month. They are planning to expand the parking area to accommodate 30-40 vehicles. Daryl Hull moved, and Gregory Smith seconded, to recommend approval of request for special exception use as a union hall/meeting room. Motion carried. Vote: 4-0

2. Jason Sabol, Esq., attorney for Brett Carroll, requested a special exception for an expansion of a non-conforming use for the residential property. He explained that the back wall of the house, which was in need of repair, was expanded 3 feet but didn't cross the property line. The house has been there since 1973. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the request because it is de minimus. Vote: 3-0, with one abstention.

3. Chris Venarchick, of RGS Associates, reviewed the Freedom Square, Phase 1, Preliminary Lot Consolidation and Subdivision Plan. He pointed out changes to the entrance road to the parcel #1 layout. All MDES applications have been submitted. The Dubbs property is being repaired with sewer and electrical upgrades. It will be developed as a residence for a veteran, during Phase 2. Rachael would be permanently gated for emergency use. Wetlands will be preserved and expanded when possible to help clean up the Bay. Oak creek will be a restoration effort. With regard to fencing around the basins, the water detention ponds would be dry most of the time. A 3:1 grade for the ponds would be more easily mowed and more aesthetic without a fence. And after a storm, the ponds would empty within a day or two.

Daryl Hull moved, and Gregory Smith seconded, to recommend approval of the waiver request to allow 3:1 slopes in the basins (Section 309.C.1.c.). Vote: 4:0

Gregory Smith moved, and Daryl Hull seconded, to recommend approval of the request to waive the fencing requirement (Section 309.C.1.j.) Vote: 4-0

Charles Zitnick moved, and Gregory Smith seconded, to recommend approval of the request to allow Loyalty Street to be a temporary dead-end street for Phase 1, with Rachael Lane available for emergency services. Vote: 4-0

Daryl Hull moved, and Charles Zitnick seconded, to recommend approval of the request to waive the requirement for drainage easements (Section 520) for Phase 1, delaying them for Phase 2. Vote: 4-0

The Subdivision and Land Development comments are generally fine as stated to be done. The general plan will have elevation noted. Traffic volumes will change as access roads are developed in the future. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the Subdivision and Land Development Plan based upon the completion of the comments #1-8, the general plan comments #1-2, and a CS Davidson review of the stormwater management. Vote: 4-0

4. Gregory Smith moved, and Charles Zitnick seconded, to adjourn the meeting. Motion carried. Vote: 4-0 Meeting adjourned at 7:25 PM.

Respectfully submitted,



Lawrence Kauffman,

Recording Secretary