

Conewago Township Planning Commission

6:00 PM, January 22, 2024

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

Absent: Brandon Musser and Gregory Smith

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

B. Reorganization of the Commission: Daryl Hull moved, and Lawrence Kauffman seconded, that the current officers of the organization be retained for this year. Motion carried. Vote: 3-0

C. Previous meeting minutes: Charles Zitnick moved, and Daryl Hull seconded, that the minutes of the December 18, 2023, meeting be approved, as distributed. Motion carried. Vote: 3-0

D. Public requests: None

E. Old Business: None

E. New Business:

1. Christie Beck and Lonnie Beck reviewed their application for a special exception use of their property at 140 East Butter Rd., York PA 17404. They would like to provide camping facilities on their 12.55 acres, for which guests would pay under the guidelines of a Hipcamp location. There were questions about the primary use of the property, i.e. is it a residence or a business. A subdivision sketch plan is also needed to show the details of the internal road and access road, the buffering needed between this property and adjoining properties, the locations for sewage abatement, water access, and noise abatement, etc. Section 611 of the Zoning ordinance needs to be addressed, along with SALDO 401 and 726. Chairman Zitnick provided them with a list of these and other items that need to be addressed. Due to the number of issues to be finalized, the Planning Commission recommended that they present these at our next meeting, so that we could then make a recommendation to the Zoning Board.

2. Timothy Pasch reviewed the Preliminary Lot Consolidation and Subdivision Plan for Freedom Square – Phase 1. The January 12, 2024, letter updates the November 21, 2023, RGS letter and becomes a final plan review. The Preliminary Plan included the stormwater issues, and they were conditionally approved. The January 19 letter is the final plan, which is to keep the Preliminary Plan for now and do the sewer and street work before a bond is needed to start the building, thereby requiring a smaller amount for the bond. When all the preliminary items are done, they can start selling lots as the final plan is approved and recorded for township assurance.

He said they are already working on Phase 2 which will use up the rest of the EDUs that he purchased. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the Final Lot Consolidation and Subdivision Plan, as adjusted by the January 19 DGS revision of the January 12, 2024, letter. Motion carried. Vote: 3-0

F. Adjournment: Chairman Charles Zitnick adjourned the meeting at 7:18 PM. The next scheduled meeting is February 26, 2024.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary