

Conewago Township Planning Commission
6:00 PM, December 18, 2023

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

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

B. Previous meeting minutes: Gregory Smith moved, and Brandon Musser seconded, that the minutes of the September 25, 2023, meeting be approved, as distributed. Motion carried. Vote: 5-0

C. Public requests: none

D. Old Business:

1. Lee Faircloth, of G.L. Brown & Co., presented the Preliminary Final Subdivision Plan for Brent Yoder and Rohr Holdings, LLC., for property along Bremer Road. The purpose of the subdivision plan is to subdivide a portion of lands belonging to Brent Yoder and convey them to Rohr Holdings so that the adjacent Rohr Holdings property can be joined into one lot and gain access frontage to Bremer Road. Daryl Hull moved, and Brandon Musser seconded, to recommend approval of the subdivision plan, contingent upon the comments in the November 20, 2023, letter by CS Davidson. Motion carried. Vote: 5-0

E. New Business:

1. Ray Wenger, of Strickler Signs, reviewed a request for a variance from the Conewago Township Zoning Ordinance #322 Section 402.b. Permitted Signs, on behalf of Moran Industries, the tenant for the warehouse at 825 Locust Point Rd. The request is for a 176 sq. ft. sign on the side of the warehouse that can be seen from I-83. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the variance request. Motion carried. Vote:5-0

F. Old Business, continued:

2. Eric Johnston, of Johnston and Associates, Inc., reviewed the Final Land Development Plan for Samual and Harriet Gray, of 2035 Mill Creek Road. The comments in the 2018 storm management plan have been updated and incorporated into the December 18,2023, letter by CS Davidson. Trees will be along the road frontage and the north side of the property to screen the area. Three of the construction buildings will be 3-sided. He presented 5 waiver requests.

- a. Gregory Smith moved, and Brandon Musser seconded, to recommend approval of the waiver to allow combining the preliminary and final plans. Motion carried. Vote: 5-0
- b. Charles Zitnick moved, and Gregory Smith seconded, to recommend approval of a plan scale of 1" =40'. Motion carried. Vote: 5-0
- c. The property has a frontage of 1,053 ft. and rather than widening the road they would like to pay a fee in lieu of the road widening. Daryl Hull moved, and Gregory Smith seconded, to recommend approval of accepting the established fee of \$47/sq.yd. for the frontage starting at the center between the two driveway centers and extending to the west property pin, less the area of the new driveway. Motion carried. Vote: 5-0
- d. Although SALDO 511.b. limits driveways to one per lot, there is an apparent distinction between the commercial area and the residential area on this 30-acre property. The proposed truck entrance driveway would be 40 ft wide to allow plenty of turning radius for trucks. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the second driveway, provided that there would be no connection between the two driveways. Motion carried. Vote: 5-0
- e. A request to reduce the number of concrete monuments (section 525.c.) to just one was presented. Gregory Smith moved, and Charles Zitnick seconded, to recommend approval of the waiver, provided there will be a minimum of 2 concrete monuments. Motion carried. Vote: 5-0

Charles Zitnick moved, and Brandon Musser seconded, to recommend overall approval of the balance of the Land Development Plan, per the CS Davidson letter of 12-18-23. Motion carried. Vote: 5-0

G. Adjournment: Gregory Smith moved, and Charles Zitnick seconded, to adjourn the meeting. Motion carried. Vote 5:0 Meeting adjourned at 7:20 PM. The next scheduled meeting is January 22, 2024.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary