Conewago Township Planning Commission

6:00 PM, July 22, 2024

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), Lawrence Kauffman, Gregory Smith, Fritz Neufeld (Zoning Officer), Bethany Inman (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 Charles Zitnick, with the Pledge of Allegiance.

B. Previous meeting minutes: Gregory Smith moved, and Daryl Hull seconded, that the minutes of the June 24, 2024, meeting be approved. Motion carried. Vote: 4-0

C. Public Requests: None

D. Old Business:

1. Joshua George, of Landworks Civil Design, LLC., reviewed the proposed Monarch Products building expansion at its 5084 Susquehanna Trail location. They had responded to a previous letter from Derek covering many of the issues. Daryl Hull moved, and Gregory Smith seconded, to recommend approval of their waiver request to enable them to go directly to their Final Plan submission. Motion carried. Vote: 4-0 Daryl Hull also moved, and Gregory Smith seconded, to recommend approval of their waiver request to allow storm sewer pipes with a slope of 0.35%. Motion carried. Vote 4-0 Derek also presented other land development and stormwater management comments. A test pit was advised, there will be an access road around the new building, and it will be connected internally to the existing building. Daryl also recommended that there be a Knox box available. Gregory Smity moved, and Daryl Hull seconded, to recommend approval of their Preliminary/Final Land Development Plan, contingent on the C. S. Davidson letter of July 22, 2024. Motion carried. Vote: 4-0

E. New Business:

1. Jeffrey Samples reviewed their plans to subdivide their property, separating 3 acres from their existing property. The plan for sewage was tested and reviewed previously. Daryl Hull moved, and Lawrence Kauffman seconded, to recommend approval of a waiver of the requirement for a sewage plan. Motion carried. Vote: 4-0 Most other comments were administrative dealing with the written plan itself. Daryl Hull moved, and Gregory Smith seconded, to recommend approval of the Final Lot Subdivision Plan, per C.S. Davidson letter of July 17, 2024. Motion carried. Vote: 4-0

2. Steve Redding and Jacob Brothers reviewed their request to allow a butcher shop on the property at 300 Conewago Creek Rd. Mr. Brothers currently has a butcher shop on Bowers Bridge Rd. that is currently in a floodplain area. He would like to move the butcher shop operation to the Conewago Creed Rd. location, and he would be living in the house on the property. He said that the butcher shop building will be getting USDA approval. Gregory Smith moved, and Daryl Hull seconded, to recommend approval of a special exception for a use not provided for, that of a butcher shop, on the property. Motion carried. Vote: 4-0

F. Adjournment: Darly Hull moved, and Gregory Smith seconded, to adjourn the meeting. Motion carried. Vote 4-0 Meeting adjourned at 6:32 PM. The next scheduled meeting is August 26, 2024.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary