

## Conewago Township Planning Commission

6:00 PM, June 26, 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: Daryl Hull moved, and Gregory Smith seconded, that the minutes of the May 22, 2023 meeting be approved. Motion carried. Vote: 5-0

C. Public requests and Old Business: none

D. New Business:

1. Final Subdivision Plan for Todd M. & Denise R. Rutter, for Tax Map: MG, Parcel: 5 and Tax Map: MG, Parcel: 5a. Bill Davis, of Gordon Brown & Associates, presented the plan to consolidate 2 adjacent parcels of land. The letter of comments from Derek was reviewed along with the responses by Bill Davis. Daryl Hull moved, and Brandon Musser seconded, to recommend approval of the proposed Final Subdivision Plan, contingent on completion of any remaining administrative items cited in the C.S. Davidson, Inc. letter of May 19, 2023 on the Plan. Motion carried. Vote: 5-0

2. Final Subdivision Plan for Douglas E. Laudenslager, for Tax Map: NH, Parcel: 148A. Lee Faircloth, of Gordon Brown & Associates, presented the plan to subdivide one parcel into two parcels, with the intent to subsequently build a residence on the proposed undeveloped parcel of the two newly defined parcels. The letter of comments from Derek, along with the letter from the York County Planning Commission were reviewed, along with comments made by Mr. Laudenslager at the meeting. It was noted that a recreation fee would need to be paid before building construction. Gregory Smith moved, and Charles Zitnick seconded, to recommend approval of the proposed Final Subdivision Plan, contingent upon any remaining administrative items. Motion carried. Vote: 5-0

3. Interpretation/Appeals/Challenges Hearing application for Aaron and Elisha Weir. Jayne Katherman, of the Barley-Snyder Law Firm, in the absence of Aaron and Elisha Weir, presented the issue that prompted the Weirs to request this hearing. They contend that the building permit issued to Brett Carroll, the owner of the property next to their property, to have an existing wall of his building repaired, should not have been issued until a special exemption is approved, because the repair work would be done to part of the building that is an encroachment on the adjoining property. Since the encroachment of 1.7 feet is historic, having existed for many decades, and it has not changed dimensionally, it is not the issue, and the Weirs plan to put a fence around it and the rest of the adjoining property line. Mr. Carroll stated that the building repair work is already completed, and other issues with the lot are being completed. Current and historic photos of the property were viewed to discern any need for a special exception. Charles Zitnick moved, and Gregory Smith seconded, to recommend a denial of the request to revoke the building permit and any need for a special exception variance because of a lack of evidence that the repaired structure exceeds the dimensions for the previous non-conformity. Motion carried. Vote: 5-0

E. Gregory Smith moved, and Brandon Musser seconded, to adjourn the meeting at 6:55 PM.  
motion carried. Vote: 5-0

Respectfully submitted,

Lawrence Kauffman  
Recording Secretary