

Conewago Township Planning Commission
6:00 PM, May 27, 2025

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

A. Meeting was called to order at 6:00 PM by Chairman Charles Zitnick, with the Pledge of Allegiance. Fritz Neufeld was welcomed as a new member of the Planning Commission.

B. Previous meeting minutes: Daryl Hull moved, and Charles Zitnick second, that the minutes of the March 24, 2025, meeting be approved. Motion carried. Vote: 5-0

C. Public Requests: None

D. Old Business: None

E. New Business:

Charles Zitnick reviewed the request by Jeffery and Christy Samples for a sewerage module waiver for a new 3-acre lot they own. The subdivision for the lot had previously been approved. Charles Zitnick moved, and Brandon Musser second, to recommend approval of the sewerage module waiver. Motion carried. Vote: 5-0

Paul and Sara Walters submitted an application for a Preliminary/Final Subdivision Plan for moving land from one of their parcels to another parcel so that they could build a pole building on the receiving lot. Daryl Hull moved, and Brandon Musser second, to recommend approval of the plan, contingent upon the comments in the C.S. Davidson, Inc. letter of May 27, 2025. Motion carried. Vote: 5-0

Eric Hume presented for Sydney Mikus who submitted an application for a Special Exception so that she could install a second residence on a parcel of land that she plans to acquire at some future date. The Special Exception would be to allow a Caretaker/Watchman Dwelling for her to live in and work on the premises taking care of horses. The estimated distance from the proposed dwelling to the existing septic and well is 60-100 feet. Commission members thought that a legal agreement document should exist prior to approving the Special Exception. Brandon Musser moved, and Daryl Hull second, to recommend approval of the Special Exception for a Caretaker/Watchman Dwelling, and not a variance, contingent on the removal of a home within 60 days when the owner, Mr. Dunn, vacates the property, and that the septic/sewer and water well access is addressed or facilitated for the two buildings, and that there be a legal co-tenancy agreement that includes the property acquisition. Motion carried. Vote: 5-0

F. Adjournment: Charles Zitnick adjourned the meeting at 6:45 PM. The next meeting scheduled is June 23, 2025.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary