

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

May 24<sup>th</sup>, 2021

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by, Chairman Charles Zitnick, Vice Chair Daryl Hull, Lawrence Kauffman, Brandon Musser, engineer Derek Rinaldo of C.S. Davidson's and Fritz Neufeld acting secretary were also present.

Absent was Mary Jane Collins.

### **PLEDGE OF ALLEGIANCE:**

**Approval of previous meeting:** Motion by Daryl Hull 2<sup>nd</sup> by Brandon Musser to approval the April 26<sup>th</sup>, 2021, minutes. Motion carried. Vote recorded 4-0.

### **Recognition of public requests:** None

**NEW BUSINESS:** CASE NO. 06- 2021: Canal Road Partners, LP – presented by Devin Myers of CGA Law Firm, John Gilliland owner of Moove Inn Self Storage and John Godfrey with Dawood Engineering. Moove In Self Storage, requests a Variance, Pursuant to Section 407 Screens and Buffers. (b)The space along the side or rear lot line in the Commercial and Industrial Zones abutting a Residential Zone, or residential use, for fifty (50) feet in depth may not be used for commercial or Industrial operations, of the Conewago Township Zoning Ordinance# 322. The proposed is to encroach upon the space to provide self-storage parking within the interior 20 feet of the 50foot buffer strip in the side yard which is in the Commercial Zone, addressed 962 Greenbriar Rd. York, Pa. 17404. Tax Map: LG Parcel: 155B. There will be no structures or buildings constructed. The variance is for the expansion of the parking only i.e. boats campers RV's trailers and motor homes. All vehicles will be titled and insured. No repairing of vehicles or operating a business will be allowed. There is a Knox Box to access the facility in case of fire. The proposed encroachment is expected to be 18.5 feet to allow larger size parking spaces. Stormwater, Lot coverage, Fencing and screening in the buffer zone will be addressed in the Land Development Plan. Signed letters were presented from the neighboring property owners in support of the variance request. On a motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of the variance request and a condition that the vehicles stored must be titled and insured also noted that letters from the neighboring properties agree for the variance request. Motion carried. Vote recorded 4-0.

Preliminary Land Development Plan Fox Run- located on Graffius Rd. presented by Trey Elrod with Gordon L. Brown & Asso. It was questioned the need for the cul-da-sac at the end of Christina Dr. It was suggested engineer Byron Trout looking onto the possibility of removing and change the configuration on lot 20 to having a long driveway. Also discussed was several lots may be impacted because of sizes and easements i.e. stormwater, pipelines and power lines eliminating accessory structures and fencing. These lots must have at the time of building plan submission clear and concise what easements or buildable area is available. The attaches waivers:

1. Waiver request SALDO # 324 Section 506.b. no grade may not exceed a maximum of 4% within 50ft. of an intersection. Motion by Daryl Hull 2<sup>nd</sup> by Charles Zitnick to recommend the request not to exceed a 10% grade. Motion carried. Vote recorded 4-0.
2. Waiver request SALDO# 324 Section 506.e. Distance between intersection shall be a minimum 500 ft. Motion by Daryl Hull 2<sup>nd</sup> by Brandon Musser recommend the distance to be less than 500 ft. Motion carried. Vote recorded 4-0.

3. Waiver request SALDO #324 Section 508 Vertical or slant curb. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend slant curb. Motion carried. Vote recorded 4-0.

4. Waiver request SALDO #324 Section 511.a. Driveways within 60 ft. of intersections. Motion by Lawrence Kauffman 2<sup>nd</sup> by Charles Zitnick to recommend allowing driveways within 60ft. of intersections. Motion carried. Vote recorded 4-0.

The Fire Chief submitted his review showing the location of the fire hydrants. Copy of the letter was given to Trey Elrod. Motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of the Fox Run Preliminary Subdivision Plan with C.S. Davidson's comments letter dated May 5<sup>th</sup>, 2021 addressed, (See Attached). Motion carried. Vote recorded 4-0.

Dollar General sketch Plan Copenhaffer and the Susquehanna Trail presented by Robert McCollim, P.E. with PennTex Ventures. Discussion of the proposed improvements surrounding E. Canal Rd. Susquehanna Trail and Copenhaffer Rd. Access was the main concern. The building is a traditional typical Dollar General style building. Some signage style and height. No action taken.

Warehouse Sketch Plan Locust Point Rd. presented by Andrew Woods, P.E PLS. with Hanover Engineering. Issues of concern again was with the truck traffic, possibility heading north on Locust Point Rd. there are several turns that are not easily negotiated by tractor and trailer trucks. It was suggested that the truck entrance should force the trucks leaving go south and enter from the south. He should contact Erdman Anthony on the proposed improvements to E. Canal Rd. Betterment Project and what is expected to improve Locust Point Rd. Questions on Land Development process, the normal issues lighting, backup beepers and buffers. No action taken.

**Adjournment:** 9:30pm

Respectfully submitted,

*Fritz Neufeld*

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Acting Secretary