

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 25<sup>th</sup> 2021

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:05 p.m. by, Daryl Hull, Lawrence Kauffman, Brandon Musser, engineer Derek Rinaldo of C.S. Davidson's and Fritz Neufeld acting secretary were also present. Absent was Chairman Charles Zitnick and Vice-Chair Mary Jane Collins.

### **PLEDGE OF ALLEGIANCE:**

**Reorganization of the Commission:** Motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to appoint Charles Zitnick Chairman of the board. Motion carried. Vote recorded 3-0. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to appoint Daryl Hull to Vice-Chairman of the board. Motion carried. Vote recorded 3-0.

**Approval of previous meeting:** Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon Musser to approval the December 28<sup>th</sup> 2020 minutes. Motion carried. Vote recorded 3-0

**Recognition of public requests:** None

**New Business:** Special Exception request for a Caretakers/Watchman Dwelling at 1600 Copenhaffer Rd. Dover, Pa. Presented by Timothy Beck. The application is to add an additional dwelling to the property. To construct the original home a variance was granted. This could be 2 principal uses on the same lot. All utilities are proposed to be connected to the original home. A logging road is proposed for the driveway. It raised questioned and concerns whether this Caretaker\Watchman Dwelling application meets the definition, as opposed to Echo Housing which is to be removed once the use is no longer needed. Mr. Beck stated that he has no intentions to rent out the home. It is to be used for his son and girlfriend whom already live in the original home. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend approval that the Zoning Hearing Board shall review the definition and the nature of it's used by the immediate family. Motion carried. Vote recorded 3-0.

Variance request by Clayton Homes to encroach the building side setbacks in the R-1 Zone at 30 Pine Tree Rd. Manchester Pa. Presented by Scott Kennedy. The present set backs are 25' on the sides and 35' front and rear. Because of the topography of the lot, on the right side, the installation of the new manufactured home would be setting on stilts. Allowing to be move the home closer to the building setback would allow for a must safer installation. Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon Musser to recommend approval to allow no less than 15feet from the property line. Motion carried. Vote recorded 3-0.

RIDGELINE WHRE subdivision Plan: Presented by Joe Peters of Snyder Secary & Associates, LLC. Only 2 subdivision plan items to address on the C.S.Davidson's review letter dated Jan. 21<sup>st</sup> 2021. See attached. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend the waiver of section 303 of the SALDO #324 request and allow the plan to go directly to the final plan. Motion carried. Vote recorded 3-0.  
Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of the subdivision plan pending the certification of legal ownership of the plan and shall be signed by the property owners and notarized prior to final approval. Motion carried. Vote recorded 3-0.

RIDGELINE WHRE Land Development Plan: Presented by Joe Peters of Snyder Secary & Associates, LLC along with Charles M. Courtney of McNees Wallace & Nurick LLC, Owner Chris Ciliberti and Craig Mellott of Traffic Planning and Design. The attached LD review letter from C.S.Davidson dated Jan. 25<sup>th</sup> 2021 most comments have been addressed those that are outstanding are administrative. Fire Co. review, traffic impact study which is under review by the township traffic consultant, DEP, and York Water. Stormwater most again are administrative. Chuck had questions about the slope of the fill ground and that was addressed in a geotechnical report that C.S.Davidson reviewed and was satisfied with the report. An agreement shall be provided between the adjacent property owners related to the relocation of the stormwater facility and the amount of runoff the applicant is willing to take. Traffic again is another big issue. There is no real deterrent to keep trucks from turning left onto Cloverleaf Rd. as they leave the facility. Only signage proposed in multiple languages. No truck study developer's responsibility. The Developer is willing the fund the light at Cloverleaf Rd. and the Susquehanna Trail, PennDot is opposed to the light. The developer is resubmitting the HOP application back to PennDot addressing their comments from their review. Adding updated information on new state of the art equipment for signaling to coordinate the interstate ramps to Cloverleaf Rd. and possibly Locust Point Rd. does not help in Penn Dot's decision. We want to exhaust all possible options leaving no stone unturned to make this work. Non reportable accidents should be used in study for PennDot. A dollar amount was proposed to be held in escrow by the township if in the future PennDot warrants a light monies would available. A developers agreement is required to address many issues as discussed. The developer's agreement to be reviewed at the next Planning Commission meeting Feb. 22<sup>nd</sup>. 2021. Five points on the developers agreement: 1- Are to prepare and have the planning review before resubmission to PennDot. If approved for the light, developer will be responsible for all aspect to installing the light. 2-Will upgrade the ramp traffic signals. 3- Developer will maintained and install all signs associated with the ware house with Documentation, i.e. No Truck Restriction, Multiple Languages and so forth 4- MoU from previous developer to be implemented. 5. Non-report accidents to be gotten from Northern York County Regional Police.

Waiver requests: Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon to recommend approval of Conewago Township's SALDO #324 section (3) to allow the plan to go directly to the final plan. Motion carried. Vote recorded 3-0.

Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon Musser to recommend to allow the side slope for detention or retention basins of 3' horizontal to 1' vertical and to be seeded with a meadow grass mix for stability as opposed to the required 4' horizontal and 1' vertical. Motion carried. Vote recorded 3-0.

Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman to recommend waiver request to allow fill slope at the southern end of the LD to be 2' horizontal and 1' vertical based on the geotechnical report as opposed to required 3' horizontal and 1' vertical. Motion carried. Vote recorded. Chris Ciliberti requested conditional approval of the Land Development Plan till the traffic issue was resolved. Without the developers agreement in hand the Planning Commission took no action till they have reviewed the agreement.

**OLD BUSINESS:**

**ADJOURNMENT:** Meeting adjourns at 9:00 by Vice Chair Daryl Hull

Respectfully submitted,



Fritz Neufeld  
Acting Secretary