

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 28th 2019

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:10 p.m. by Chairman Charles Zitnick, Daryl Hull, Mary Jane Collins, Lawrence Kauffman and Albert Neufeld acting secretary were also present.

PLEDGE OF ALLEGIANCE

Reorganization of the Board: On a motion by Mary Jane Collins 2nd by Daryl Hull to appoint Charles Zitnick as Chairman. Motion Carried. Vote recorded 3-0. Motion by Daryl Hull 2nd by Charles Zitnick to appoint Mary Jane Collins as Vice Chairperson. Motion carried. Vote recorded 3-0.

Approval of previous meeting: Motion by Daryl Hull 2nd by Charles Zitnick to approval the October 27th 2018 minutes. Motion carried. Vote recorded 2-0 / 2 not present at October meeting.

Recognition of public requests: None

Old Business: Daryl Hull asked if the condition with the trees and growth along Stahle Lane, which is private, was cleared to allow safe passage for fire and emergency equipment and if not no permits to be issued. Daryl Hull would inspect it for safe passage. Charles Zitnick Sheetz traffic issues up-date. Daryl Hull ongoing issues being worked out.

New Business:

CASE NO. 01- 2019 Megan D. Sterner – Request a Special Exception for a Communication Tower Section 307.c.7 and Section 618. 3 Variances requests, 1-Section 618.f to permit the tower closer to the property line, 2- Section 418 dedicated street requirement and 3-to extend time for approvals, of the Conewago Township Zoning Ordinance #322. The property is located at 725 Locust Point Rd., York, Pa. 17406. Tax Map: MH Parcel: 36. Attorney James Strong of McNees Wallace & Nurick, LLC presented the case. Minor modification to the plan were made from the previous approval of this same application showing buildings that were added since. Also it was noted that information of another existing use is operating on the property with a pre-existing non-conforming use and adding another use needs to be clarified. On a motion by Daryl Hull 2nd by Mary Jane Collins to table the application for more information to resolve. Motion carried. Vote recorded 4-0.

CASE NO. 02-2019 David Krulac- Request for a variance extension of time Section 503.a and 504.a. of the Conewago Township Zoning Ordinance #322. The property is located on Zimmy's Dr. and Susquehanna Trail. Tax Map: NH Parcel: 164P John Murphy of Alpha Consulting Engineers, Inc. and Attorney James Strong of McNees Wallace & Nurick, LLC presented the case. Motion by Daryl Hull 2nd by Mary Jane Collins to deny the variance extension of time. Motion carried. Vote recorded 4-0.

CASE NO. 03-2019 Strinestown Solar I- Request for a Special Exception to develop a Solar Electric Generating /Transmission Farm Section 504 of the Conewago Township Zoning Ordinance #322. The properties are located at 570,525 & 1940 Bowers Bridge Rd. and 70 & 100 Rooster Ln. Tax Map: NH Parcel: 46, 50, 51&52 Presented by Dave Jones of Stock & Leader, Jay Schoenberger and David Capparelli both of Dakota Power Partners, developers of large solar farms throughout the United States. They are electric generating company that sells power to distribution companies. Solar panels are ground mounted on several properties with steel tubing driven into the ground. The impact of the project would not create emissions, noise, traffic or impact public serviced provided by the township. The large part of the employment would be the construction of the project. Once operating 2-5 employees are needed. Solar panels to inverters to substations will transfer the useable

electric to contracted high voltage transmission lines located on the property. Panels rotate enough to follow the sun. Vegetation screening is proposed where needed along with a proposed 6'high fence with 3 strands of barbed wire on top to protect the project and keep intruders from entering. Access roads throughout the development is for service and or maintenance, emergency and fire equipment as needed. The effects of wild life will be minimal as the existing fence row tree lines will stay as is and provide natural cover. The rains are enough to keep the panels clean. Panels are angled and facing the sun, aids in snow sloughing off. Several residents had concerns with the project. Donald Huppman 660 Bowers Bridge Rd. - How the vegetation would be handled and how soon to break ground and how close is the fence to the property line? "Native grasses would be planted and kept mowed this will provide a natural water filtration system limiting erosion issues and run off to the creek. The operation of the facility is temporary for approximately 30 years with up to 50yr. lease then can be removed and go back to farming. This is the first step for the project it may be 1-2 years till start. Fencing set-backs would be addressed at the land development stage. Insurance to cover damage to the fence from falling neighboring trees". Molly & Nathaniel Luckenbaugh 370 Bowers Bridge Rd. How close to the property line will construction be? How long to construct? "There will be no construction under the high voltage lines. Normal constructions takes about 6 to 9 months". Elaine Resser 690 Bowers Bridge Rd. - How will this affect our property values if we decide to sell, is there any light reflection, and is there voltage noise? "If you decide to sell the contract agreement goes along with the sale. No light reflection these are designed to absorb light. The normal hum of what you would hear from any transformer, it will not change anything you are experiencing now." Mike & Darla Renner 625 Bowers Bridge Rd. and Isabell Prowell 645 Bowers Bridge Rd. – concerned of seeing the proposed fencing. "Fencing would stay closer to the panels which are not allowed to be in the high voltage line right-of-way." Motion by Lawrence Kauffman 2nd by Mary Jane Collins to recommend approval for a Solar Electric Generating /Transmission Farm. Motion carried 4-0.

CASE NO. 04-2019 Gregory Snell- Request for a Variance to exceed the building height requirement Section 308.f of the Conewago Township Zoning Ordinance #322. The property is located at 555 Green Spring Rd. York, Pa. 17404 Tax Map: NH Parcel: 175 Presented by Greg Snell. Motion by Charles Zitnick 2nd by Daryl Hull to recommend to exceed the building height of 35 ft.to 40ft Motion carried. Vote recorded 4-0.

ADJOURNMENT: Meeting adjourns at 9:00 PM by Daryl Hull

Respectfully submitted,



Fritz Neufeld
Acting Secretary