

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

March 22<sup>nd</sup> 2021

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

### **PLEDGE OF ALLEGIANCE:**

**Approval of previous meeting:** Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon Musser to approval the February 22<sup>nd</sup> 2021 minutes. Motion carried. Vote recorded 4-0

**Recognition of public requests:** None

**Old Business: Revised Zoning Amendment request:** proposed to rezone Industrial to Commercial 120, 140, 160, 210 & 220 Cloverleaf Rd. Parcels: NH-160, 159, 158, 157B & 157A. Presented by Marc Roberts for Vassilios (Billy) Kostarelos. In opposition was Henkels & McCoy presented by Esch McCombie. Concerns were what kind of use proposed for the property and the traffic that would be generated. Motion by Charles Zitnick 2<sup>nd</sup> by Brandon Musser to recommend approval of the revised Zoning Map Amendment request. Motion carried. Vote recorded 5-0.

**RIDGELINE WHRE Land Development Plan:** presented by Presented by Joe Peters of Snyder Secary & Associates, LLC along with Charles M. Courtney of McNeese Wallace & Nurick LLC, Owner Chris Ciliberti and Craig Mellott of Traffic Planning and Design. It was discussed that many of the comments regarding the land development plan have been addressed. As in the previous meeting traffic has been the circle of discussion each having a difference of opinion whether it's a Warehouse or a Truck Terminal both generate truck traffic. The third Penn Dot traffic submittal has not been come back to Ridgeline as of this date. Motion by Charles Zitnick 2<sup>nd</sup> by Mary Jane Collins to refer to the Board of Supervisors the Planning Commission's, attached documents and Ridgeline's response, without approval or disapproval, with the possibility of Cloverleaf Road improvements to 3 lanes eliminating discussion of warehouse vs. truck terminal, and with comments from C.S.Davidson's letter dated Jan. 25<sup>th</sup> 2021 addressed. Motion carried. Vote recorded 5-0.

**NEW BUSINESS: Hickory Ridge Mews** presented by Josh George of Snyder\*Secary & Associates Hickory Ridge Mews: is getting ready to start building homes again after 8-10 years laying Idle. Their Stormwater L.D. plan is being revised to meet our current Stormwater Ordinance. C.S.D is working on the revision. There are 2 waiver request to Basin Side slopes and Basin Fencing. Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman recommend approval to increase capacity the 2 existing stormwater basins by changing the 4:1 side slopes to 3:1 and planted with a low maintenance vegetation. Motion carried. Vote recorded 5-0.

Motion by Mary Jane Collins 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of the existing white vinyl fence and the dense vegetation to remain in its current state. Motion Carried. Vote recorded 5-0.

**Wellington Investment Group LLC:** Special Exception request to construct Single Family Attached Dwellings presented by Eric Johnston of Johnston & Associates. The applicant will meet the current requirements of the Zoning Ordinance #322. The current street system will remain the same as the preliminary plan phase IV preciously shown. Residents Mr. Knepper and Mr. Heiland has concerns with the increase of traffic on the rural road system and the increase to Northeastern School District that has at present 8 school buildings with Freedom Square Mr. Knepper projected another 8 buildings. Mr. Knepper also noted that there is not enough sewer capacity to accommodate the increase dwellings. A traffic study was recommended for the increase in traffic. Motion by Daryl Hull 2<sup>nd</sup> by Brandon Musser to recommend not to approval the request that it changes the character of the neighbor too much. Siting section 504.f.3 & 4. Motion Carried. Vote recorded 5-0.

**Freedom Square Sketch Plan** presented by Chris Venarchick & Joel Snyder both RGS and Dave Tshudy. This sketch plan is the first step in the process presenting to the Planning and the Board of Supervisors. See attached short and concise brief. Some of the concerns where, What impact on the school system, would there be a place for the Seniors have a place to meet, the roundabout accommodating truck traffic, the walking trail system when to be constructed, what type of sports fields that would fit for a flood plain zone, public works issue of snow removal or places to push to and concrete islands in cul-de-sacs, trash accumulation in the stormwater facilities.

**ADJOURNMENT:** Meeting adjourns at 9:50 Motion by Lawrence Kauffman 2<sup>nd</sup> by Mary Jane Collins Motion carried. Vote recorded 4-0

Respectfully submitted,

*Fritz Neufeld*

Fritz Neufeld  
Acting Secretary