

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

June 28th, 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 Charles Zitnick 2nd by Daryl Hull to approval the May 24th, 2021, minutes. Motion carried. Vote recorded 4-0.

Recognition of public requests: None

NEW BUSINESS: CASE NO. 07- 2021: Darrel Horst presented a Variance Use Request, to allow agricultural animals on his property, Pursuant to Section 304 Medium Density Residential (R-2) Zone. The property is in the R-2 Zone which does not allow the use of agricultural animals. The address is 424 E. Canal Rd. York, Pa. 17404. Tax Map: LH Parcel: 144B. Stated that he would like to use 10 acres around the house of his 50 acres of land for goats, sheep, or donkeys for grazing. A copy of the Newberry Township Noncommercial Keeping of Livestock provision was presented to the committee, see attached. A motion by Charles Zitnick 2nd by Daryl Hull to recommend the Variance Request in accordance with the Newberry Township Ordinance provision, striking comment No.4, in this case. Motion carried. Vote recorded 4-0.

Daryl Hull made a motion 2nd by Brandon Musser, that the planning commission recommends that the Board of Supervisors create a special combined committee, of residents and planning to get together an ordinance amending the Conewago Township Zoning Ordinance to address Noncommercial keeping of livestock. Motion carried. Vote recorded 4-0. Volunteers for the committee are Darrell Horst, Doug Armitage, Dustin Hull, Daryl Hull, Lawrence Kauffman, Brandon Musser, and Charles Zitnick.

Final Land Development Plan- Strinestown Solar 1 LLC -Presented by Adam Anderson of Site Design Concepts and Britney Staszak with Enel Green Power. A brief presentation of how the Solar Farm functions, being this is the largest battery energy source in Pennsylvania to date. There will be specialized Fire training in case of an emergency and Knox Boxes at each gate entrance. Motion by Charles Zitnick 2nd by Daryl Hull to recommend approval of the request to waive the requirement of section (402.a) General Preliminary Plan Requirements, going straight to the Final Plan. Motion carried. Vote recorded 3-1, Brandon Musser voted no. Motion by Charles Zitnick 2nd by Daryl Hull to recommend approval, to waive the requirement of only one access per lot, to allow multiple access along the same road. Motion carried. Vote recorded 3-1, Brandon Musser voted no. Motion by Daryl Hull 2nd by Lawrence Kauffman to recommend approval with C. S. Davidson's comments letter dated June24th, 2021 be addressed. See attached. Motion carried. Vote recorded 4-0.

Other Business: Discussion on a fee thru a developer's agreement on Commercial & Industrial land development plans to help support the fire company. It was suggested, so much a square foot or a flat fee. Also discussed was the upcoming warehouse sketch plan at 555 Locust Point Rd. to, not create another access onto Locust Point Rd. but to access thru, the pervious sketch plan with Hanover Engineering on 2 other warehouse proposals. Question asked where are we at with the developers traffic study on Locust Point Rd., to prove that Locust Point Rd. is not worthy of any truck traffic, so that signs can be put up at Susquehanna Trail and Locust Point Rd.? Contact to be made with Terry Myers and Steve McDonald.

ADJOURNMENT: Charles Zitnick adjourns the meeting at 8:30.

Respectfully submitted,

Fritz Neufeld

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Acting Secretary