

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES  
June 22<sup>nd</sup> 2015

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by Chairman Charles Zitnick, Daryl Hull, Jim McCoy, Mary Jane Collins, Robert Fogel and Albert Neufeld acting secretary were also present.

**PLEDGE OF ALLEGIANCE**

Reorganization of the board: Motion by Jim McCoy 2<sup>nd</sup> by Mary Jane Collins to keep Charles Zitnick as Chairman and Robert Fogel as Vice-Chairman and Albert Neufeld acting secretary from the previous year. Motion carried. Vote recorded 5-0

**Recognition of public requests:** None

**Approval of previous meeting:** Motion by Jim McCoy 2<sup>nd</sup> by Mary Jane Collins to approval the November 24th 2014 minutes. Motion carried. Vote recorded 5-0.

**NEW BUSINESS:** Bentley Farms LP / York (Canal) DPP XII, LLC  
Request a Special Exception of section 305c.35 for a Dollar General Retail Store in a Village Zone and a Variance of Section 660b. & 405b. parking requirements, 660f. required property setback, 660h. access drive minimum width and Section 402, chart A- permitted permanent signs.  
Presented by Michael R. Swank, P.E. Project Manager of Steckbeck Engineering & Surveying, Inc.

Motion by Robert Fogel 2<sup>nd</sup> by Mary Jane Collins to recommend a variance approval to Section 405b. and Section 660b. off-street parking, to allow requested 32 spaces. Motion carried. Vote recorded 5-0.

Motion by Daryl Hull 2<sup>nd</sup> by Jim McCoy to recommend a variance approval to Section 660f. property setback, based on the fact that the buildings are a minimum of 300 feet apart and not the properties and that the developer do some type of plantings on the property line between the Dollar General and the church property that would screen the store property. Motion carried. Vote recorded 5-0

Motion by Jim McCoy 2<sup>nd</sup> by Robert Fogel to recommend a variance approval to Section 660h. access driveway width to except the PennDot requirement of 24 foot on Canal Rd. (a state road.)  
Motion carried. Vote recorded 5-0

Motion by Daryl Hull 2<sup>nd</sup> by Mary Jane Collins to recommend the variance request of Section 402 chart A- Permitted Permanent Signs: Free standing signs P-8A not approved and to hold to the sign requirements.  
Motion carried. Vote recorded 5-0

Motion by Charles Zitnick 2<sup>nd</sup> by Jim McCoy to recommend a variance request Section 402 chart A- Permitted Permanent Signs: Attached business sign P-8B- allow a 97.5sf attached sign. Motion carried. Vote recorded 5-0.

On a motion by Charles Zitnick 2<sup>nd</sup> by Daryl Hull to recommend approval of the Special Exception of Section 305c.35 and 660 Retail Store with the exception of sub items b., f. and h. are addressed with variances. Motion carried. Vote recorded 5-0.

**ADJOURNMENT:** Meeting adjourns at 8:25 PM by Charles Zitnick.  
Respectfully submitted,



Fritz Neufeld  
Acting Secretary