

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 25, 2010

The regular meeting of the Conewago Township Planning Commission was called to order at 6:30 P.M. by Jeff Shue P.E., James McCoy, Shaun Appel, Dave Zambito, Curt Knaub and Kim Beard were present.

### PLEDGE OF ALLEGIANCE

Motion by Mr. Zambito, second by Mr. McCoy, motion carried to appoint Mr. Hall as Chairperson for 2010.

Motion by Mr. Appel, second by Mr. McCoy, motion carried to appoint Mr. Zambito as Vice Chairman for 2010.

Meeting was turned over to the new chairperson.

The minutes of November 23, 2009 meeting were approved on a motion by Mr. Zambito, second by Mr. Appel and unanimously carried.

### RECOGNITION OF PUBLIC REQUESTS:

-Lorreta Wilhide, 120 Witmer Rd., Would like the board to recognize the new board member, Curt Knaub.

- The board recognized Mr. Knaub who then introduced himself living at 1595 Jug Rd. Mr. Zambito then thanked Mr. Kann for the work he has done on the board and commented that they enjoyed working with him. Mr. Kann then also thanked the board for working with him as well.

### NEW BUSINESS:

-Concrete Developments Inc. represented by Paul Francis of LSC Design.

-Waiver request to submit this plan as a Preliminary/Final Land Development Plan. Mr. Appel recommended that the waiver regarding the Preliminary/Final Land Development Plan be approved, second by Mr. Knaub, unanimously carried. Let the vote be recorded as 4-0.

-Waiver request to Section 108 of the Storm water Management Ordinance. Mr. Appel made a motion to approve the waiver request, second by Mr. McCoy, unanimously carried. Let the vote be recorded as 4-0.

-Waiver of SALDO, Section 505.d Mr. Francis would like the township to consider entering into an agreement with Concrete Development that when the township is ready to improve the road frontage that Concrete Development will then pay for the improvement instead of paying up front. Mr. Appel stated he thinks that they should have to pay a fee in lieu of road widening as is traditionally done. Mr. Zambito agreed. Mr. Appel made a motion to deny the waiver request, second Mr. McCoy, motion carried. Let the vote be recorded 4-0 denying the waiver request.

-Concrete Developments Inc. Preliminary/Final Land Development Plan. Mr. Zambito recommended the grant of approval of the Preliminary/Final Land Development Plan conditioned upon the payment of fee in lieu of road widening. Second by Mr. McCoy, unanimously carried. Let the vote be recorded 4-0.

-Irvin Baughman, Special Exception to expand airport hanger. Represented by Mr. Baughman, 3883 Bull Rd. Mr. Baughman is proposing to build a 40' x 40' pole building to replace a 30' x 60' cattle barn. The building will have no heat, water, electricity or plumbing. Mr. Appel made a motion to approve to Special exception, second by Mr. Knaub, unanimously carried. Let the vote be recorded 4-0.

-Donald Knouse, Special Exception, Caretaker or Watchman Dwelling, represented by Mark Jordan, 4395 Susquehanna Trail. Proposing to put a residence on an agricultural zone that already has a special exception for a vehicle repair. He stated that it is 3 acres, well within setbacks, and plenty of parking. The building will be 18' high and 800 square feet.

-Carl Fidler, 150 E. Butter Rd., stated that there is already a caretakers building on that property. Mr. Jordan replied that that is a separate piece of property. Mr. Fidler also stated that it is not being used for a vehicle repair shop, it is being used for a trucking business.

Mr. Zambito made a motion for approval of the Special Exception for Caretaker or Watchman Dwelling conditioned upon the timely provision by Mr. Knouse of the vehicle log to repair s required by section 674 of the township zoning ordinance. If the vehicle log does not demonstrate that the building is being used as a vehicle repair shop the Special Exception will be denied because you cannot have a watchman or caretakers dwelling for a vehicle repair shop if there is actually no repair vehicle shop to watch over. So to clarify his motion for the Special Exception is granted if in fact the Zoning Hearing Board determines that the building is being used as a vehicle repair shop. In order to assist the Zoning Hearing Board with their determination, I move that Mr. Knouse be required to submit the vehicle logs at least a week in advance of the Zoning Hearing Board meeting. Second by Mr. McCoy, unanimously carried. Let the vote be recorded 4-0.

Adjournment: 7:30 P.M.

Respectfully submitted,

Kim Beard