

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

June 28, 2010

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

PLEDGE OF ALLEGIANCE

The minutes of May 24, 2010 meeting were approved on a motion by Mr. Knaub, second by Mr. McCoy and unanimously carried.

RECOGNITION OF PUBLIC REQUESTS:

-Matthew Millsaps, 80 Hickory Ridge Mews, and residents of Hickory Ridge Mews would like to express feelings or opposition to relating to the Zoning Ordinance Amendment that is on the Agenda when it is being discussed.

NEW BUSINESS:

-Vince Rice-Land Development Plan and waiver request for SALDO, Article V, Section s.5051-Street Design. This plan was represented by Mr. Matt Dubbs of First Capitol Engineering.

-Waiver request Section 5051 for Street Design. Mr. Zambito made a motion to approve the waiver request, second by Mr. McCoy, unanimously carried.

-Land Development Plan. Mr. Knaub recommended the approval of the Land Development Plan upon any outstanding comments being addressed in the June 17, 2010 letter from C.S. Davidson, attached to the minutes, Second by Mr. McCoy, unanimously carried.

-Proposed Zoning Ordinance Text Amendment, Section 668-Single Family Attached Dwellings. Represented by Mr. Joshua George of Morris and Ritchie Associates. The proposed modifications include:

*Provisions for architectural requirements that help ensure a varied look amongst each of the units within a building.

*The ability to provide up to six units per building while mandating a maximum building length regardless of the number of units per building.

*Provisions for access to the rear of units along easements or open space areas thus eliminating the need for residents to carry their grill, lawn mower, etc. through their units.

*A new requirement for allowable impervious coverage within the R-2 Zone (the current maximum within the R-2 zone follows the underlying zoning criteria).

*Slightly modified front and rear setback requirements within the R-2 zone.

- Matthew Millsaps, 80 Hickory Ridge Mews, questioned that in the ordinance change if that would allow Lennar Homes to build more town homes then they would have originally have been able to. Also he is concerned about the increased traffic and speeds in that area.

-Jason Graves, 90 Hickory Ridge Circle, questioned Mr. George on a letter that the residents of Hickory Ridge Mews received stating that they could build up to 170 new townhomes. Also had concerns on information that has been going around the community on Lennar's plans. He stated when the residents bought their homes they were told that there would be no townhomes built there.

-Steve Ness, Lennar Homes, Stated that they do not have any final plans for their developing. They are just reviewing their options and idea's. When they do have final drawings or plans they will get together with the residents of Hickory Ridge Mews to discuss them.

-Bridget Laffey, 90 Hickory Ridge Circle, wondered why there is a trailer where they are building and why the contractors that are doing her yearly maintenance on their home told them that they were hired and contracted for building townhomes. Mr. Ness stated that the trailer was moved there from another job and he does not know why the contractors would have told her that.

Mr. Zambito recommended denial of the amendment for all the reasons set forth in the York County Planning Commission letter, attached, and also on the basis that this type of request is more appropriate through a variance, for a specific community. Mr. McCoy second, unanimously carried.

-Treasures Of Heaven Community Church-Special Exception, represented by Mr. Matthew Hoffman and Dave Keech for the property at 190 Canal Rd. Ext. This is a non-profit organization to hold Church Services and activities. It would be the traditional Sunday hours and Prayer Groups and Bible Studies through the week. Right now they have approximately 30 members. Mr. Knaub made a motion to approve the Special Exception with a drawing submitted on plans for parking, Mr. Zambito second, unanimously carried.

UNFINISHED BUSINESS: None

ADJOURNMENT: Meeting was adjourned at 8:20 P.M. on a motion by Mr. Knaub, second by Mr. McCoy, unanimously carried.

Respectfully Submitted,

Kim Beard