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December 11, 2006

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, December 11, 2006. Those present were:

Kenneth Grubb	Max Shradley	Abraham King
David Coble	Diane Myers-Krug	Paul Zimmerman
Dolores Kuntz	John Beiler	Frank Cibort
Harry Rozanski	Mike Wagner	Ralph Luttrell
Peter Czuday	Tom Luttrell	Robert Graybill, Sr.
Kent Bachmann	Jim Hartman, Reiber & Associates	
Ralph Hoerner		

The meeting was called to order by Chairman Grubb at 7:30 P.M.

The Agenda items were reviewed with no changes.

MINUTES – October 30, 2006 – A motion by Coble second by Hoerner to approve the minutes of October 30, 2006 as submitted. Motion carried.

BEILER AND ZIMMERMAN – Sketch Plan and Conditional Use Application, Mapledale & Valley Roads (formerly Ruth Long Farm) Agricultural Zoning. Total acres prior to subdivision 121.717. Instrument # 20060011473.

This is 121.171 acres of farming land. This is a sketch plan only. Five new building lots which range from 2.179 acres or smaller are being proposed. One 3 acre lot was already taken off for Mrs. Long. The remaining lands are being divided into 3 farming parcels ranging from 22.815 acres to 47.997 acres. Is anyone having building rights on these parcels?

Conditional Use Application – is for 5 new building lots in the Ag Zoning District. There was much discussion on this Conditional Use Application. It does appear to meet the technical criteria in a sense that it is limited to the number of building lots, size etc. We do have concerns about the configuration of the residual lands. whether or not it is useful. Does it truly meet

the intent of our existing Comprehensive Plan? Also concerns about the nitrates. For these reasons a motion by Grubb second by Hoerner to pass it on to the Board of Supervisors and NOT recommend to approve it. Motion carried by 6 yes votes & 1 no vote.

RALPH & HELEN LUTTRELL - Request for Zoning Map Change — Old Hershey Road Tax Parcel #22-019-001 thru 17 and Garden Court Townhouses Tax # 22-006-146.

Tom Luttrell explained why they are requesting a Zoning change. He noted that not everyone in the Townhouses were notified of this request. He stated that with the new sewage lines coming thru this area, that DTMA needs the township to see 7 to 10 EDU's per year added to the sewage line to make this pay. Currently Garden Court apartments has 16 units, with the Zoning change, Luttrells are intending to add another 16 townhouses or a total of 32 units. Public water and public sewage will be needed in order for this to work. Mr. Luttrell stated that it will cost approximately \$5,000.00 to hook up to the sewage, however, if there is a short fall the township will be expected to pick up the difference. This project will help financially with the sewage project.

Dauphin County Planning Commission has submitted their comments. They do **NOT** support the proposed rezoning request. The timing issue is a problem now. They feel it is putting the cart before the horse. (see comments date December 4, 2006)

A motion by Grubb second by Coble to past this on to the Board of Supervisors with a recommendation that the Rezoning request be **DENIED** at this point and time. Motion carried by 6 yes votes with Rozanski abstaining due to conflict of interest.

Joint Comprehensive Plan meeting dates: The meeting dates will be the 1st Wednesday of the month with a few exceptions: We reviewed the dates for 2007 which are as follows:

January 17	March 7	May 16	September 5	November 7
February 7	April 4	June 6	October 3	

The next Planning Commission meeting is Monday, January 29, 2007.

A motion by Czuday second by Kuntz to adjourn at 9:00 P. M. Motion carried.

Submitted by

Dolores Kuntz, Secretary