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February 26, 2007

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, February 26, 2007. Those present were:

Kenneth Grubb
Peter Czuday
Jon Yost

Dave Coble
Ralph Hoerner
Catherine Millimac

Harry Rozanski
Max Shradley
Jeff Reitz, Light-Heigel

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

The Agenda items were reviewed with no changes.

MINUTES OF JANUARY 29, 2007 – A motion by Czuday second by Coble to approve the minutes of January 29, 2007 as submitted. Motion carried.

CATHERINE F. MILLIMACI, CONDITIONAL USE APPLICATION – For Notary Office – Located at 3606 Roundtop Road, Elizabethtown, PA, Parcel 22-005-078 – Zoned Residential

Country – This property was formerly owned by Greg Luttrell and is located on the corner of Roundtop and Chestnut Road. The purpose of this application is for a home occupation as a Notary Public Office. There already is an office from the previous owner. The size of the house is around 2400 Sq. Ft., and she plans to use the same office space which is 11'8" x 16' with a separate restroom. Solicitor Yost said this is a pre-existing non-conforming situation which allows a sign with a home occupation. Rozanski stated he noticed the previous sign had spotlights, and he said no illuminated lights are allowed in a residential area for a home occupation. The driveway approach is on Chestnut Road, which already has 2 parking spaces, and she would make 4 more parking spaces in the grass area.

A motion by Rozanski second by Coble to pass the Conditional Use Application on to the Board of Supervisors with a recommendation of approval subject to Zoning Officer's approval, and a Sign Permit would have to be obtained and follow the Sign Regulations in the Ordinance. Motion carried.

EVANGELICAL FREE CHURCH SKETCH PLAN – Located on Rt. 743, Parcel 22-002-121 – Zoned Agriculture, Proposed Sketch Plan for Athletic Fields, Paved Parking, Driveways and

Buildings – Jeff Reitz, representing Light-Heigel, presented the plan along with two members of the Church. Basically the sketch plan shows a paved section of driveway, extending to a parking facility for 2 baseball and 2 soccer fields, a maintenance building, 2 small pavilions with concrete pads and a roof, an amphitheatre with wood structure stage sitting on the grass area, a concession stand and restrooms. It is intended that the project will be connected to the public sewer. Rozanski asked if this is the total acreage, is this Phase I, Phase II, etc. This is Phase I, there is approximately 100 Acres and the main concern is to get the baseball fields setup, and possibly other things in the future such as academic center. Grubb's concern from a planning prospective was that there was talk about moving the whole church facility. The Church representatives indicated that the moving of the entire facility to Conewago Township is probably never going to happen. This project represents a planning shift to a split campus for recreational facilities. In the future, they may consider building a gymnasium with classroom, coffee house area, etc.

The concerns of the Planning Commission were as follow: How many of the athletic fields would be used simultaneously, how many days a week would the facilities be used, would there be a limit on operating hours, is there any plan for installing lights for nighttime use, left turns onto and off of Route 743 may be difficult and dangerous, is there any intent to allow other organizations to make use of the facilities, may need additional rest room facilities, the sketch plan shows a 5,000 seat pavilion, concern regarding light and noise coming off site, the site could not be leased or rented to other parties, is there to be some sort of gated entrance to restrict unauthorized entry and use.

The Planning Commission would like to see a comprehensive plan, schematically showing projected future use as well as this planned phase.

Is it intended to develop this only after the municipal sewerage becomes available? If so is it intended to install temporary holding tanks?

The next Joint Comprehensive Meeting will be Wednesday March 7, 2007 at 7:00 PM.

The next regular Planning Commission Meeting will be Monday March 26, 2007 at 7:30 PM.

A motion by Grubb second by Rozanski to adjourn at 8:20 PM.

Submitted by,

Shirley Bretz, Township Secretary