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**CONEWAGO TOWNSHIP
BOARD OF SUPERVISORS**

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March 30, 2009

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, March 30, 2009. Those present were:

Dolores Kuntz	Jon Yost	Randy Wright
Harry Rozanski	Max Shradley	Tom Luttrell
Peter Czuday	Diane Myers-Krug	Joel Buckley
Kenneth Grubb	Ralph Luttrell	Greg Luttrell
David Coble	Donna Czuday	Kevin Kanode
Kent Bachmann	Tracy Zieset, The Sun	Kenneth Kanode
Terry Whitmeyer	Jackie Light	Carl Light
Jean Messimer	Walter Eby	Irene Hilsher
David Tobias	Heidi Tobias	Toby Breon
Sam Ward	Margaret Ward	Cathy Scott
Gary Painter	Jeff Herman	Norman Miller
Anthony Potter	Susan Curry	Fred Law
Cindy Law	Victor Rohrer	Jean Rohrer
Josh Weaber	Earle Olson	Don Hummer
Denise Buffington	Joseph Keary	Beth Hummer
Carolyn Lynch	Steven Lynch	Leona Abt
Arthur Abt	Eric Singiser	Carolyn Davidson
Gautam Ray	John Nissley	Clifford Zimmerman
Kathy Meador	Patricia Olson	Mariann DeNotaris
Jonathan Crist	John Campbell	Pam Campbell
Lee Liebler	Paul McClusky	Maggie McDonald McClusky
Unreadable		

The meeting was called to order at 7:31 P.M. by Chairman Grubb.

THE AGENDA ITEMS were reviewed with no changes.

MINUTES – FEBRUARY 23, 2009 - A motion by Coble second by Czuday to approve the minutes of February 23, 2009 as submitted. Motion carried.

RALPH W & HELEN A LUTTRELL – Preliminary Subdivision Plan – Residential Suburban Church Road & Azalea Drive 9.74 Acres 12 New Building Lots Tax Parcel #22-001-08

Mr. Luttrell is proposing to subdivide this property into 12 new building lots. He is planning on moving a home from Azalea Drive to a new lot in order to extend Azalea Drive. He is also moving a home from Primrose Drive to a new lot in order to construct a new cul-de-sac known as Woodland Court. There will be 10 new homes in this developments plus the 2 homes which will be moved. Last month, February 23, 2009 we received comments dated February 23, 2009 from the Township Engineer . In February the Planning Commission recommended to Waive Section 607 – Sidewalks and Section 613- Existing Road Improvements to Church Road. We also suggested to connect Azalea Drive into proposed Woodland Court, however, this cannot be done because the street would have a 13% grade which exceeds the allowable grade per our Township Ordinance. (8%) Stormwater runoff is a big issue. The Township Engineer requested the applicant submit calculations for the BMP/E& S design and provide approval of the design by the Conservation District and DEP.

On March 12, 2009 comments were received from LRHA, Ralph Luttrell's Engineer, with comments and answers to the Township Engineer's comments of February 23, 2009. Today, March 30, 2009, we received comments from the Township Engineer dated March 30, 2009 which we reviewed.

Many Laurel Woods residents were in attendance **OPPOSING** the plan.

TONY POTTER – representing the Concerned Citizens of Laurel Woods (CCLW) stated the following issues:

1. The developer has no agreement of sale for the 2 proposed properties he is intending to purchase. (Fritz and Foley properties) Therefore it is not a plan.
2. They must demonstrate legal access to the property. When Mr. Luttrell developed Plan 13 and Plan 14 they were subject to protective covenant when the plan was originally recorded. This states that this lot may only be used single family residential purposes. Mr. Luttrell must demonstrate either that this protective covenant is not valid or that he can have it amended.
3. Cul-de-sac issue – Mr. Luttrell created his own situation. According to our Ordinance, Cul-de-sacs are not allowed when you create your own hardship, which Mr. Luttrell created when he developed Plan 13 & 14.

TOBY BREON – President of Concerned Citizen of Laurel Woods (CCLW) residing at 166 Primrose Drive in Laurel Woods.

He noted the CCLW is opposing this Plan. Items he noted are:

1. Laurel Woods residents are constantly fighting with leaves. They are constantly battling with water runoff. When you combine water runoff after a nasty thunder storm with fallen leaves, the water does not make it to the few storm drains in Laurel Woods. There is a water problem on Primrose and Dogwood which is a skating rink in the winter time and a pond in the summer time after a hard rain. Hopefully his neighbors living along Church Road have studied this plan as they will see runoff water as they have never seen before. Mr. Breon noted that he spend \$20,000.00 plus in 11 years to control constant water in his basement and the erosion that washes away his yard and embankment.

RALPH W & HELEN A LUTTRELL – Preliminary Subdivision Plan – Residential Suburban Church Road & Azalea Drive 9.74 Acres 12 New Building Lots Tax Parcel #22-001-08

TOBY BREON(continued)

2. Wells is another concern. Hopefully this development will not jeopardize his well or any of his neighbors wells.
3. Lot size – Lots must be 20,000 sq. ft. if they hook up to public water, if private wells are considered than the lot size is 30,000 sq. ft. Can the Township enforce the development to hookup to public water? When Pa Water Co. came thru Laurel Woods we had a choice to hookup or not hookup.
4. Lastly, Mr. Breon is requesting the Planning Commission and the Board of Supervisors exercise our authority and to study this Plan and understand the design fully that it will jeopardize the neighborhood and our neighbors along Church Road. Please enforce the Township street design Ordinance and Land Development Ordinances. There is limited site distance as you crest the 11% degree hill. There is a concerned with the site distance coming our of proposed Woodcrest Court.

OTHER RESIDENT COMMENTS:

1. Need ownership or sale of agreement prior to submitting a plan.
2. Too much water runoff already in Laurel Woods and Church Road area.
3. Please support and uphold the Township laws.
4. Consider the crest on Primrose Drive,
5. During construction phase the developer is proposing a ground stockpile behind her house and does not want water runoff from it.
6. 68 Azalea Drive gets a lot of runoff water now and does not want anymore.
7. Property owners on either side of proposed Woodlawn Court do NOT want to live on a corner lot.
8. Too much water already coming down to Church Road. Do not want more water.
9. 176 Primrose Drive is looking at the proposed plan and is seeing the proposed swale coming right by her property line and already has too much water.
10. Planning Commission and Board of Supervisors - please enforce the Township Ordinance and no special exceptions.
11. Twenty Two houses already for sale in Laurel Woods.

A petition has been received. “ We, the undersigned, oppose the preliminary subdivision plat of Ralph and Helen Luttrell for the property behind Primrose and Azalea Drs. We support and uphold the current township ordinances.” This petition has 81 signatures.

MOTION: A motion by Grubb second by Bachmann to table this plan for Ralph & Helen Luttrell that the developer needs to look into some additional issues and recommend that we NOT do anything formal until the developer has made E&S submittal and have received comments back from them.
Motion carried.

JOHN NISSLEY – Inquiry Only – Ag Zoning

Mill & Beagle Roads, Elizabethtown - Tax Parcel # 22-018-013

Mr. Nissley owns approximately 27 acres of land with a house and a hog barn on it. He is inquiring about selling off the hog barn with approximately 10 acres of land. The Planning Commission sees no problem with this, however he will need to do 2 percs & probes on the parcel with the hog barn. No action taken.

JEFF HERMAN – LAND DEVELOPMENT PLAN WAIVER –Residential Country Zoning

2220 Chestnut Road, Elizabethtown (formerly George Heilner property) Tax Parcel # 22-008-002

Mr. Herman recently purchased this 4.77 acre property. He is proposing to remove the 20'x20' garage and replace it with a 30'x72' pole building. This building will have a 2 car garage, a machine shop and an overhang with 3 open sides. This building will be used for personal use only. No Commercial Business. A motion by Grubb second by Rozanski to recommend approval subject to (1) showing a more precise drawing with locations of the setbacks and (2) agree with the Township Engineer's comments concerning Storm Water Controls. Motion carried.

WALTER EBY/IRENE HILSHER- CONDITIONAL USE APPLICATION –Residential Country

5273-R Ridge Road, Elizabethtown, Tax Parcel #22-008-022

Mr. Eby is requesting a Conditional Use for a Home Occupation to use a room in his house for a Real Estate Office. Basically he is the only person who will be using this office. Most of the time he meets clients at their homes, however, clients may stop at his home for a signature etc. A motion by Rozanski second by Coble to recommend to grant the Conditional Use Application for a Home Occupation for a Real Estate Office. Motion carried.

OAK RIDGE MANOR- SKETCH PLAN –Residential Country Zoning

Ridge Road (formerly Glenn & Evelyn Farver 9 lots reduced to 7 lots)

This plan was originally approved in 1973 but never developed. The new buyer is revising the plan to meet more of our current regulations. See the Township Engineer's comments dated March 30, 2009. This is a great improvement from the original plan. This is a Sketch Plan only therefore, no action was taken.

Harry Rozanski's term for serving on the Planning Commission will expire April 30, 2009. A motion by Grubb second by Coble to recommend to the Board of Supervisors that Harry Rozanski be reappointed to the Planning Commission for a 4 year term which will expire April 30, 2013. Motion carried.

Next meeting is April 27, 2009.

A motion by Bachmann second by Rozanski to adjourn at 9:40 P.M.

Submitted by

Dolores Kuntz,
Planning Commission Secretary

Notes: *Conewago Online* and *Conewago.us* are not affiliated with the township government. This computer version of a public record ©2009 by Joel Buckley. Accuracy is not guaranteed. Revised: 05/23/2009 11:00 pm.