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**April 27, 2009**

**PLANNING COMMISSION MINUTES**

The Conewago Township Planning Commission held their regular monthly meeting on Monday, April 27, 2009. Those present were:

Dolores Kuntz	Jon Yost	Randy Wright
Harry Rozanski	Max Shradley	Tom Luttrell
Peter Czuday	Jim Szymborski	Joel Buckley
Kenneth Grubb	Ralph Luttrell	Lee Liebler
Ralph Hoerner	Donna Czuday	Kevin Kanode
Kent Bachmann	Tracy Zieset, The Sun	Terry Whitmeyer
Jackie Light	Carl Light	Jean Rohrer
Sue Fankhanel	Rich Fankhanel	David Tobias
Heidi Tobias	Toby Breon	Margaret Ward
Bonnie Rannels	Carol Davidson	Bill Davidson
Jay Brandt	Anthony Potter	Susan Curry
Fred Law	Cindy Law	Beth Hummer
Steven Meador	Pamela Campbell	

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

**THE AGENDA ITEMS** were reviewed with no changes.

**CINDY LAW & FRED LAW** –Cindy stated last month that Mr. Luttrell said they had an agreement with the Law’s to sell a portion of their property to the Luttrell’s for a future street to the 9 acre lot which they are now planning to develop. Cindy noted she has a copy of this agreement but it has **NEVER** been signed by the Law’s. She requested this to be part of the minutes.

**MINUTES – March 30, 2009** - A motion by Rozanski second by Czuday to approve the minutes of March 30, 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 development plus the 2 homes which will be moved. February 23, 2009 we received comments 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 connecting 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%) Storm water runoff is a big issue. 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. March 30, 2009, we received comments from the Township Engineer which we reviewed. April 13, 2009 comments were received back from LRHA, Luttrell's Engineer. April 23, 2009 comments were received from Township Engineer, Max Shradley which we reviewed tonight. Major concerns are to connect the 2 cul-de-sac is still an issue. The slope can be down to a 10% grade but still does not meet the 8% slope which our Ordinance requires. Storm water is still an issue.

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

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

- Please recommend to the BOS to disapprove this plan for the following reasons:
- The applicants are not all listed on the plan: Namely, Fritz, Foley, Tobias, Ray, Masino. These property owners should all be applicants. Your Ordinance requires all these names, please enforce your Ordinance.
- Cul-de-sac issue – No physical characteristics that requires a cul-de-sac. 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.
- Storm water issues are still a concern. (Section 507.2.c) The Ordinance requires a written storm water easement from the neighboring and adjacent property owners along Church Road. Namely, The Henry Family Trust.
- Site Distance is an issue. Not adequate site distance where Woodland Court meets Primrose Drive to the left side. There is **NOT** 290' from the proposed road to the left. Please have your Township Engineer physically measure this site distance.
- Do Luttrell's have permission to act as Foley's agent? Tom Luttrell said "Yes as of today."
- Protective Covenants have been supplied to the Township for Plan 13 & 14 of Laurel Woods stating that all lots are for single family residential purposes.

**BILL DAVIDSON** is concerned about the drop off at the rear of his property which will be an 8' drop. What is going to keep his property from sliding/washing down to his neighbor property? This will be very dangerous. There is a very extensive stormwater system built into this plan. It states that the property owners will be responsible for the stormwater system. What will happen if the property owner does NOT take care of the stormwater system now and long term? There is too much water here now.

**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**

**Bill Davidson** – continued -Since Mr. Davidson has lived here; he has spent thousands of dollars taking care of his own stormwater problem from washing away on his property.

**Beth Hummer** – Primrose Drive, Please do NOT recommend approval, too many issues. Please consider the cultural and dynamics of the families living in Laurel Woods. She also noted that crown vetch is not a native plant, but a very invasive plant.

**Toby Breon** – As chairman of CCLW he is requesting the Planning Commission make the recommendation to the BOS to **DECLINE** this Plan on all the facts and concerns which have been brought to our attention and make the decision on the current Township Ordinances.

Pending issues and concerns are:

- Impervious coverage has been discussed 50% or 30%,
- The size of the corner lots sticking out to meet Primrose Drive,
- Concerns of safety issues from the 8-10' drop-off behind the homes on Primrose Drive,
- Right of way issues,
- Stormwater issues now and in later years,
- Loop street verses 2 cul-da-sacs,
- Have all persons involved in this subdivision plan been contacted.

This plan was submitted February 23, 2009, (90 days to act on plan expires May 24, 2009). Tom Luttrell granted a verbal 60 day extension which will be followed by a written letter.

A Laurel Woods resident noted that today, there has been a skid loader or backhoe moving dirt behind the Foley property.

A motion by Hoerner second by Bachmann to table the plan assuming that Luttrell's grant a written 60 day extension and the Planning Commission is requesting the BOS to authorize the Township Engineer to measure the site distance where Woodlawn meets Azalea Drive. Motion carried.

**CLIFFORD AND SHIRLEY KEENER** – own property at 3095 Elizabethtown Road, Hershey (Triangle by Old Hershey & Elizabethtown Rd) Mr. Keener is requesting their property to be zoned Commercial rather than Residential Country. This is a very small property. As of today there is no Commercial Zoning touching their property. A motion by Bachmann second by Hoerner that we accept This request and will consider it when we review the Proposed Comp Plan. Motion carried.

**REORGANIZE:**

A motion by Bachmann second by Rozanski to keep all the officers as is:  
Namely: Kenneth Grubb, Chairman; David Coble, Vice-Chairman; and Dolores Kuntz, Secretary.  
Motion carried.

Kent Bachmann is attending a Course in Community Planning and noted it is very interesting. He will give notes to the Planning Commission members next meeting.

Planning Commission Minutes (con't)  
April 27, 2009

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Next meeting will be June 1, 2009.

Motion to adjourn at 9:00 P.M. by Rozanski second by Bachmann. Motion carried.

Submitted by

Dolores Kuntz,

Planning Commission Secretary

**Notes:** *Conewago Online* and *Conewago.us* are not affiliated with the township government.  
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Revised: 06/17/2009 11:30 am.