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June 1, 2009

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, June 1, 2009. Those present were:

Dolores Kuntz	Max Shradley	Tracy Zieset, The Sun
Kent Bachmann	Joel Buckley	Tom Luttrell
Peter Czuday	Anthony Potter	Jeff Miesemer
Kenneth Grubb	Toby Breon	Susan Curry
Ralph Hoerner	Donna Czuday	Terry Whitmeyer
David Coble	Joel McNaughton	Francis McNaughton
Jackie Light	Carl Light	Fred Kennel
Paul McClusky	Maggie McClusky	David Tobias
Heidi Tobias	Tom Godfrey	Gail Henry
Bonnie Rannels	Steven Meador	Sean P Delancy
Annette Weaver	Bill Davidson	Carol Davidson
Carolyn Lynch		

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

THE AGENDA ITEMS: Added to the agenda were Fred Kennel – Conditional Use in Ag District.

MINUTES – APRIL 29, 2009 – Corrections were made in the paragraph of Ralph Luttrell Subdivision Plan. 9th line down, the sentence shall read. “Storm water runoff is a **major concern.**” Last two Sentences shall read, “**The slope can be reduced to a 10% grade, but still does not meet the 8% slope which our Ordinance requires. Storm water continues to be an issue.**” After the corrections have been made, a motion by Czuday second by Bachmann to approve the minutes of April 29, 2009. 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

Tom Luttrell noted they have nothing new for tonight and they are working on some modifications and hopefully will have them completed by our next meeting (June 29, 2009) He noted the traffic study should be completed by June 10, 2009. Tom Luttrell has granted a 46 day extension until July 9, 2009 and is willing to grant the Township more time if needed. A motion by Bachmann second by Coble to table the plan until our next meeting, June 29, 2009. Motion carried.

It was noted the Board of Supervisors did authorize the Township Engineer to measure the site distance where proposed Woodland Court intersects Primrose Drive which should be completed by June 10, 2009

CREEKSIDE MEADOWS: - Preliminary Subdivision Plan – Residential Country Zoning 1779 Deodate Road, Elizabethtown (formerly Michael Costik Farm) Tax Parcel #22-015-001

This is approximately a 107 acre farm which they are proposing to subdivide into 33 single family building lots. The lots will range in size of 2.27 acres to 11 acres. Each lot will have on-lot septic and on-lot water. This development will be completed in 4 phases over a 5 year period. There will be a homeowners association. They are proposing to install sidewalks and vertical curbs within the development. (not along Deodate Road) A recreational fee will be paid in-lieu of a park and recreational area. Site distance where Creekside Drive intersects Deodate Road was questioned. It was noted that grading will have to be completed in order to have enough sight distance along Deodate Road. Nitrates have been questioned. Joel McNaughton noted according to DEP they need lots to be at least 2.27 acres. Zoning issues on lots that adjoin Route 283 was discussed. It was suggested to have a buffer next to Route 283 and suggesting the homeowner be responsible for the maintenance of it.

WAIVERS:

Section 607 – Sidewalks along Deodate Road

Section 606 – Curbs along Deodate Road

Section 613 – Widening Deodate Road where the development fronts on Deodate Road.

A motion by Grubb second by Czuday to recommend granting the 3 waivers. Motion carried.

PLAN: A motion by Grubb second by Coble to table the plan to allow the developer time to address the Township Engineer's comments dated June 1, 2009 and to make contact with Londonderry Township. Motion carried. It was questioned is there enough available water to support these lots??

FRED R KENNEL – Conditional Use Application in Ag Zoning District 300 Witmer Road, Hershey – Tax Parcel #22-007-029

Mr. Kennel owns approximately 13.36 acres with hog buildings on it located along a private road known as Witmer Road. He is proposing to erect a modular cape code home on it. A motion by Coble second by Bachmann to recommend approval of the Conditional Use subject to stormwater and zoning issues. Motion carried.

PROPOSED COMPREHENSIVE PLAN

Sean P Delaney, representing Hershey Trust, was in attendance concerning the property owned by the Trust. He felt we are down zoning the Trust property by changing their property located on the West side of Route 743 to Agricultural Use. The current zoning is Residential Suburban. Mr. Delaney is trying to preserve the Trust property and not have it down zoned. They want to protect their interest to the maximum without trying to pressure our process if there is distaste for the mixed use process. It was decided to keep all the property on the East side of Route 743 as Agricultural and the West side as Low Density on the new comprehensive plan. Along the Northern part of Route 743, Hershey Free Church ask to have their property changed to Mixed Use, Mr. Clifford Keener ask to have his property changed to Commercial. We are not interested in changing any of these properties. James Foreman's property located along Schoolhouse Road & Meadow Lane, we will keep it as it is on the latest plan, February 2009.

A motion by Grubb second by Bachmann to move this plan on to the BOS with 1 change. The Trust property along Route 743, Schoolhouse Road and Old Hershey Road from Agricultural to Low Density. No other changes to be made from the latest plan, dated February 2009. Motion carried. The overlay will only stay in the Northern part of the Township as on the last plan, February 2009 and NOT any other part of the Township.

Next meeting will be June 29, 2009.

Motion to adjourn at 9:00 P.M. by Czuday second by Hoerner. Motion carried.

Submitted by
Dolores Kuntz,
Planning Commission Secretary

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