

# Conewago Township Planning Commission

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Chairman Kenneth Grubb • Vice-Chair David Coble • Secretary Dolores Kuntz  
Kent Bachmann • Peter Czuday • Ralph Hoerner • Harry Rozanski

## Comprehensive Plan Zoning Meeting Minutes

**December 1, 2010**

A Joint Meeting of the Conewago Township Board of Supervisors and Conewago Township Planning Commission was held on Wednesday, December 1, 2010 at the Conewago Township Building. The purpose was to discuss preparation of an Amendment to the Zoning Ordinance to implement changes from the Comprehensive Plan. Those present were:

Joel Buckley	David Coble	Dolores Kuntz
Peter Czuday	Harry Rozanski	Kenneth Grub
Jay Brandt	Kent Bachmann (when we adjourned)	

The meeting was called to order at 7:05 P.M. by Chairman Joel Buckley.

**Minutes of November 3, 2010** - A motion by Grubb second by Rozanski to approve the November 3, 2010 minutes as written. Motion carried.

**Change definition of Rural Resources:** A motion by Grubb second by Coble to Change the definition of Rural Resource Area as written to state that the purpose is to permit limited residential development which will not require public services or facilities. Get rid of the word extensive. The minimum lot size for a SFD is 1.5 acres with or without public water and/or public sewer. Motion carried.

**Commercial District** - A motion by Buckley second by Grubb that the minimum lot size for Commercial Use in the Commercial District shall be 20,000 sq feet. Motion carried.

**Eleomosynary District:** A motion by Grubb second by Czuday to approve the draft Eleomosynary overlay with the change of moving B under 3 to under 2. (Private educational facilities operated by Milton Hershey School for teaching a general education curriculum approved by the Pennsylvania Department of Education) This will be moved under permitted uses. Motion carried.

**Conservation Overlay Districts:** There is going to be a stand alone Floodplain Ordinance, therefore, we can remove this from the Zoning Ordinance. Wetlands, how do you define where this exists? Do we need to address steep slopes, stream corridors and surface water? We feel we do need some language. A motion by Grubb second by Brandt that we further evaluate the conservation overlay and that we look into definitely instituting something but also look into existing language from various agencies that may assist us in coming up with something that is not going to be in conflict with them and be at least as restrictive as they are. Motion carried.

Buckley pointed out when our Zoning Ordinances were reprinted a portion of the Ordinances were eliminated. (Ordinance 2005-2 and 2007) (page 27-61 & page 27-47)

**Next meeting:** will be Wednesday, February 2, 2011 beginning at 7:00 P. M. Main topics will be the **Conservation Overlay District** and a review of work to date.

Meeting adjourned on motion by Grubb second by Hoerner at 8:10 P.M.

Submitted by Dolores Kuntz, Planning Commission Secretary