

Conewago Township Planning Commission

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

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The Conewago Township Planning Commission held their regular monthly meeting on Monday, April 26, 2010. Those present were:

Kenneth Grubb	Diane Myers-Krug	Amanda Corrigan
Peter Czuday	Jon Yost	Brian Corrigan
David Coble	Max Shradley	Todd Kreiser
Kent Bachmann	Steve Criswell	Sherry Smith
Harry Rozanski	Joel Buckley	Steve Todd, The Sun
Dolores Kuntz	Ron Wise	Jim Martin, EIS
Ralph Hoerner	Rob Welsh, EIS	Doug Farver
Ernie Miller	Kori Miller	Toby Breon
Tracy Zeiset	Travis Zeiset	Wilmer Martin

The meeting was called to order at 7:28 P. M. by Chairman Grubb.

AGENDA ITEMS: The Agenda was reviewed. Added was Kenton Kreider.

MINUTES – March 29, 2010 – The minutes of March 29, 2010 were approved as submitted by motion of Coble second by Rozanski. Motion carried.

AMANDA E. CORRIGAN – Conditional Use Application – Ag Zoning

4633 Colebrook Road, Hershey – Tax Parcel # 22-011-002

Amanda is requesting to install a Beauty Salon in her home, 4633 Colebrook Road, Hershey, Pa. 17033. She is in the Ag Zoning District. No additional building, but rather using part of her existing home. She will be the only person working in this salon. A motion by Rozanski second by Czuday to recommend to grant the Conditional Use Application. We need to know the square footage of the home in order to confirm that she is not using more than 25% of the existing home.

Motion carried.

JOHN & DEANNA HOLLOWAY – Zoning Hearing – Residential Country Zoning District

652 Bachmanville Road, Hershey – Tax Parcel #22-003-019

Mr & Mrs. Holloway are requesting to build an addition onto the South side of their home. The side yard setback line now is 15.42 feet from the property line. (needs to be 20' from property line.) They are intending to use the whole side yard line with the addition which would be to the property line. How would they get to the rear of their property without intruding on the neighbors property? Water runoff will be a problem. A motion by Rozanski second by Hoerner to recommend rejection of the request due to the fact that they do not meet our existing side yard line setback. Motion carried.

KENTON KREIDER – Sketch Plan – Residential Suburban Zoning

3298 Old Hershey Road, Elizabethtown Tax Parcel # 22-006-046

Mr. Kreider was intending to repair this run down property and stone wall. It was suggested to him to tear the house down and remove the stone wall for an improvement to this dangerous intersection.

He will be willing to do this, however, he needs a guarantee that he will be able to erect a 30'x60' doublewide and a small shed on this lot. He will not be able to meet the current setback lines with a new home. A motion by Coble second by Rozanski to recommend that he appear before the Zoning Hearing Board for their consideration to make this a more safe intersection and at the same time he can still continue the same use of the property. Motion carried.

CONEWAGO ELEMENTARY SCHOOL EXPANSION – Zoning Hearing

Schoolhouse Rd. & Route 743.

With the new expansion of the Elementary School, the school is intending to erect a new baseball field which will front along Schoolhouse Road. The fence around the outfield needs to be 4 feet high. Our ordinance in the front yard cannot be more than 3 feet high. A motion by Hoerner second by Rozanski to recommend approval to the Zoning Hearing Board for the 4' high outfield fence. Motion carried.

CONEWAGO ELEMENTARY SCHOOL EXPANSION

Schoolhouse Rd & Route 743

This plan was tabled last month in order for the School Engineer to make corrections to the Plan.

WAIVER REQUESTS:

1. Preliminary Plan – Section 404. A motion by Grubb second by Czuday to recommend approval of Section 404. Preliminary Plan submission - Motion carried.
2. Sidewalks – Section 607. – A motion by Grubb second by Rozanski to recommend approval of Section 607. Sidewalks – Motion carried.
3. Curbs – Section 606 A motion by Czuday second by Hoerner to recommend approval of Section 606 – Curbs, along Schoolhouse and Old Hershey Roads, however, PennDOT will have the final rules on this issue. Motion carried.
4. Widen Existing Roads – Section 613 – A motion by Coble second by Czuday to recommend approval of Section 613 – Widening Existing Roads, however, PennDOT will govern this item. Motion carried.
5. Storm Sewer Pipe Size – Section 605.A.6 - A motion by Bachmann second by Coble to recommend approval of using a 12" pipe rather than a 18" pipe (standard recommendation by PennDOT) because this pipe will be run on their property and not along any right-of-way. Motion carried.

LAND DEVELOPMENT PLAN ONLY – Not the Traffic Plan - Both the E & S Plan and the NPDES have been submitted to Dauphin County Conservation District. A motion by Rozanski second by Czuday to pass this on to the BOS with recommendation of approval subject to the comments from the Township Engineer, Review #3 dated April 26, 2010 and subject to Dauphin County's review dated January 25, 2010. The Traffic Study comments will be reviewed separately.

Motion carried.

TRAFFIC STUDY - Joel Buckley noted that he reviewed the Traffic Study and felt there may have been some mistakes in it. He explained that some of it did not make sense. A motion by Grubb second by Bachmann that the traffic study requires further input and the Traffic Engineer should appear before the Planning Commission and explain what is going on. Motion carried. Lower Dauphin's engineer said they already have that in process but not sure if they will make it to our May 24, 2010 meeting.

WILLIAM C CAPP, Jr. – Land Development Plan - Ag Zoning
727 Bellaire Road, Hershey, Tax Parcel #22-014-028

The Capp's built a large 18 stall horse barn in 2008 but never gave us a Land Development Plan. Now they are doing the Plan. This is a Riding Academy in which they are boarding horses and giving riding lessons which are allowed in the Ag Zoning District. There is a handicap port-a-potty by the horse barn but no sewage system.

WAIVER REQUESTS:

Preliminary Plan – Section 403.1

Topography for entire property – Section 403.1.A.(2)(e)

Erosion and Sedimentation Control Plan – Section 403.1.A(1)

A motion by Coble second by Hoerner to recommend approval of the above 3 waivers. Motion carried.

LAND DEVELOPMENT PLAN:

A motion by Coble second by Hoerner to recommend approval and passing this on to the Board of Supervisors subject to the Township Engineer's comments dated April 26, 2010 and subject to Dauphin County's review comments dated 4/21/10. Motion carried.

PROPERTY MAINTENANCE ORDINANCE

This ordinance was discussed. We felt it is NOT for Conewago Township.

Items discussed were: weeds, definitions, no consistently, wood piles and old buildings on farm properties or other properties.

Doug Farver felt it shouldn't bother us if someone has junk on their property. If your are going to move into Conewago Township, read the rules prior to moving here. We don't need to keep up with each other. After discussing this issue, a recommendation by Grubb second by Bachmann that this Ordinance is highly unacceptable as written, however, it might be worthwhile pursuing an inhabitable dwelling ordinance only for health and safety issues. Motion carried.

BOULEVARD AND EMERGENCY ACCESS: After discussing this item, a motion Rozanski second by Czuday that we do **NOT** allow the boulevards concept as an alternative to a second access to a property and the secondary access would be the same. Motion carried.

MEMBERS TERM TO EXPIRE 4/30/2010

A motion by Rozanski second by Coble to recommend to the BOS to re-appoint Kenneth Grubb and Peter Czuday for another 4 year term which will expire April 30, 2014. Ken Grubb abstained voting for himself and Peter Czuday abstained from voting for himself. Motion carried.

The next meeting will be Monday, May 24, 2010.

Toby Breon ask the question, “Has the BOS or the Fire Marshall applied officially to ISO to get the Township re-zoned for classification for fire hydrants for insurance purposes?” Mr. Breon will get the process on how to do this and present it to the BOS.

A motion by Bachmann second by Czuday to adjourn at 9:05 P. M. Motion carried.

Submitted by

Dolores Kuntz, Planning Commission Secretary

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