

Conewago Township Planning Commission

3279 Old Hershey Road, Elizabethtown, PA 17022
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Chairman Kenneth Grubb • Vice-Chair David Coble • Secretary Dolores Kuntz
Tracy Zeiset • Peter Czuday • Ralph Hoerner • Harry Rozanski

February 29, 2016

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their scheduled monthly meeting on Monday, February 29, 2016. Those present were:

Dolores Kuntz	Jon Yost	David Christian
Ralph Hoerner	Max Shradley	Lydia King
Harry Rozanski	Joe Eisenhauer	Jonas King
David Coble	Kenton Kreider	Sadie King
Peter Czuday	Kevin Kreider	Katie Shellenburger
Tracy Zeiset		Steve Shellenburger

The meeting was called to order by Vice-Chairman Coble at 7:30 P. M.

Agenda items were reviewed with no changes.

Minutes: January 25, 2016– A motion by Zeiset second by Hoerner to approve the minutes of January 29, 2016 as submitted. Motion carried.

Old Business: None

New Business:

#2016-4 – Evans, Flory Buck Family Subdivision – Final Subdivision Plan –RC 3818 Roundtop Road Elizabethtown – Tax Parcel # 22-005-077

This plan is to subdivide a 2.129 acre lot from an existing lot of 11.559acre. The new lot will be hooking up to DTMA for their sewage.

Waivers:

Section 403.1 – Preliminary Plan,
Section 606 – Curbs and Gutters
Section 607 – Sidewalks
Section 613 – Existing Road Improvements

The above waivers were requested. A motion by Rozanski second by Zeiset to recommend the approve waivers. Motion carried.

#2016-4 Evans Flory Buck Family Subdivision Plan–

A motion by Rozanski second by Hoerner to recommend to approve the Subdivision Plan of Evans Flory & Buck subject Dauphin County Planning Commission comments dated 2/24/16 and subject to the comments of Rettew, Township Engineer, dated 2/29/16. Motion carried.

2016-2 – Lydia B King – Conditional Use Application Plan and Minor Subdivision and Land Development Plan Final Plat

1130 Mapledale Road and 1180 Bellaire Road, Elizabethtown, Tax parcel #22-017-019

Mrs. King owns 161.831 acres along Mapledale and Bellaire Roads. She is intending to subdivide it into 2 farms. One farm will be 63.292 acres North of Mapledale Road and the remaining 98.539 acres is South of Mapledale Road.

Waivers:

1. Section 403.1 – Preliminary Plat Plan
2. Section 302.D.(1).(b.)viii – Minimum separation distance to pasture land
3. Section 403.1.A(2).(e) – Plan Scale
4. Section 403.1.A.(2).(h).(xiii) – Additional drafting info in the Flood Hazard Area. (see Max's Comment dated 2/29/16)
5. Section 403.1.A.(2).(h).(xv) – Floodplain Standards.

A motion by Rozanski second by Hoerner to recommend the above waivers. Motion carried.

Additional Waivers:

1. Section 606 – Curbs
2. Section 607 – Sidewalks
3. Section 613 – Road improvements along Mapledale & Bellaire Roads
4. Section 502.3 – Right-of-way along Mapledale Road

These 4 waivers were not requested by the developer, however, Mrs King's Engineer, David Christian and Associates agreed to submit a letter to Conewago Township requesting these additional waivers.

A motion by Zeiset second by Rozanski to recommend the above waivers when a letter is received requesting them. (These waivers are under Rettew comments #'s 7,8,9,10 and 16) Motion carried.

Subdivision and Land Development Plan: Lydia King Minor Subdivision Land Development Plan.

A motion by Rozanski to pass Lydia King's plan on to the Board of Supervisors contingent upon Township Engineers comments dated 2/29/16 and Dauphin County comments dated 1/22/16. Second by Czuday. Motion carried.

Conditional Use Application: Lydia B. King, 1180 Bellaire Road, Elizabethtown Tax parcel # 22-017-019

A motion by Hoerner second by Rozanski to recommend approval of the Conditional Use application for Lydia B King. Motion carried.

Kenton Kreider inquiry

Roundtop Road, Elizabethtown. Tax Parcel #'s 22-006-002, 22-006-004, 22-006-091, 22-006015, & 22-006-068.

Mr. Kreider is inquiring and seeking help to bring these properties more into compliance with the current Township Ordinances as well as straightening out property lines. He was given some suggestions, however, no action was taken.

Next meeting will be Monday, March 28, 2016.

Motion by Kuntz second by Hoerner to adjourn at 9:20 PM. Motion carried.

Submitted by

Dolores Kuntz
Planning Commission Secretary