

# 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

June 29, 2015

## PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their scheduled monthly meeting on Monday, June 29, 2015. Those present were:

Dolores Kuntz  
Ralph Hoerner  
Ken Grubb  
Tracy Zeiset  
David Coble  
Harry Rozanski

John Davidson, Solicitor  
Frank Chlebnikow, Twp Engineer  
Diane Krug-Myer, Dauphin Cty  
Ty Long  
Eric Johnston

Abner Fisher  
Jacob Fisher  
Wilmer Martin  
Kim Nicholson

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

Agenda items were reviewed with no changes

**Minutes: March 30, 2015**– A motion by Coble second by Hoerner to approve the minutes of March 30, 2015 as presented. Motion carried.

**Old Business:** None

**New Business:**

**Abner Fisher** – #2015-5 Final Minor Land Development Plan – Ag Zoning

1742 Hershey Road, Elizabethtown. Tax Parcel #22-013-025

Mr. Fisher is proposing to erect a 40'x140' Dairy Barn operation plus a 50' round manure storage pit which will be 10' deep.

**Waivers:** Assuming we receive a written request asking for a waiver of Section 606,607, & 613 Curbs, Sidewalks, & Road Improvements. A motion by Grubb second Czuday to recommend approval of the above waivers if submitted in writing. Motion carried.

**Land Development Plan:** A motion by Rozanski second by Hoerner to pass this on to the Board of Supervisors, Abner Fisher, Final Minor Land Development Plan, as long as the items

Abner Fisher – Land Development Plan (continued)

from Dauphin County review dated 5/27/15 and the Township Engineer's comments dated 5/29/15 are corrected on the plan. Motion carried.

**Wilmer Martin** – #2015-4 Land Development Waiver - Ag Zoning

2781 Colebrook Road, Elizabethtown, Tax Parcel # 22-012-001

Mr. Martin is proposing to erect a Hay Barn which is 3200 sq. ft.

The building will be used for Hay & Farm Equipment storage.

A motion by Grubb second by Czuday to pass on to the BOS with the recommendation that the Land Development Waiver request be granted with the condition that they contact the Engineer and work out storm water control. Motion carried.

**Ty Long, Stanley & Eleanor Long** – #2015-6 Land Development Waiver Request – Ag Zoning  
226 Bellaire Road, Hershey. Tax #22-011-006

Mr. Long is proposing to build a 50'x112' (5600sq ft.) building to be used to house cattle & manure storage.

A motion by Rozanski second by Czuday to recommend approval of the Waiver of Land Development subject to taking care of the storm water runoff.. Motion carried.

**Oak Knoll Estates** – Eric Johnston and Kim Nicholson from Oak Knoll Estates were in attendance and explained to us what their intentions are with the Mobile Home Park.

They are proposing to eliminate 20 lots and reduce the impervious surface by 9900 sq ft.

Currently there are 123 lots reducing it to 103 sites. There are 43 vacant lots at the present time.

The largest manufactured home being constructed is 28'x80'. Oak Knoll Estates needs a copy of a Certificate of Use prior to the homeowner moving into the home. A motion by Rozanski to recommend that the BOS seriously consider approving the proposed plan, as it will improve the current setback issues as well as help the water runoff due to less impervious coverage as per Frank Chlebnikow's, Zoning Officer, calculations. Second by Hoerner. Motion carried.

It is being requested to have the Roadmaster sit in a van or truck and come down Roundtop Road to the stop sign at Old Hershey and look left. There is a lilac bush and tree in the site distance and you can't see. Sitting in a low car its ok.

Next scheduled meeting is June 29, 2015.

A motion by Coble second by Grubb to adjourn at 8:45 p.m.

Submitted by,

Dolores Kuntz, Planning Commission Secretary