

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, January 25, 2010. Those present were:

Ralph Hoerner	Diane Myers-Krug	Tim Godfrey
Ken Grubb	Jon Yost	Joel Buckley
David Coble	Max Shradley	Todd Kreiser
Kent Bachmann	Renae Paladino	Sherry Smith
Harry Rozanski	Rick Martz	Rob Welsh
Dolores Kuntz	Ron Wise	Jim Martin
Peter Czuday	Frank Graybill	Virginia Graybill
	Steve Todd	

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

AGENDA ITEMS: The Agenda was reviewed. Deleted was Richard & Cindy McGrath and Family Athletic Club.

MINUTES – December 14, 2009 – Corrections to minutes (page 2) under Clifford Zimmerman, change no to NOT present, also under CONEWAGO CREEK WATERSHED should be CONEWAGO CREEK WATERSHED ASSOCIATION. Also in the paragraph the word watershed should be changed to CONEWAGO CREEK WATERSHED ASSOCIATION received a grant which is being used to create wetland area on the Lancaster County side of the creek. A motion by Rozanski second by Coble to approve the minutes of December 14, 2009 after the corrections are made. Motion carried.

CREEKSIDE MEADOWS – PHASE I – Final Subdivision Plan (12 lots) Deodate Road Phase I consist of 12 lots. They are proposing a temporary cul-de-sac which will exceed 500' allowed by our ordinance. The developer suggested using the existing farm lane as a second access and connecting it to Creekside Drive. (we generally agree with this but need more info.) We are waiting on numerous approvals from outside Agencies to come back to us. Street Lights, Homeowners Association, Highway Occupancy Permit, E & S, Planning Modules, Fee-in-Lieu-of for Park & Rec, and Storm water. (see Rettew comments dated Dec. 12, 2009) A motion by Grubb second by Czuday to table Creekside Meadows Phase I Final Subdivision Plan to allow the developer time to address the Township Engineer's comments dated December 12, 2009, resubmit the drawings, and to get the outside Agency reviews and approvals in order. Motion carried.

CLIFFORD ZIMMERMAN – Inquiry – Switching from Hog Operation to Chicken Operation Mill Road Tax Parcel # 22-018-028. Ag Zoning
Mr. Zimmerman purchased 55 acres of land in the Ag Zoning district. He is proposing to build 2 buildings 63'x500' each to house broiler chickens. We see no problem with the Chicken House Operation. He was informed that he needs to do a Land Development Plan which will control storm water etc. No action taken at this time.

FRANKLIN & VIRGINIA GRAYBILL – Mr. & Mrs. Graybill are requesting a change in Zoning on their property located along Route 743 Tax Parcel # 22-002-029 (Elizabethtown Road) Currently this property is zoned Residential Suburban. The Graybills are requesting it to be changed to Commercial General. We informed them this request will be considered when the Planning Commission starts to work on the new Zoning Map which is the next step after the Comprehensive Plan.

CONEWAGO ELEMENTARY SCHOOL EXPANSION – Route 743 and Schoolhouse Roads - Preliminary Plan

Lower Dauphin School District is proposing to remove the 1957 portion of the building and do alterations and additions to the 1992 portions of the building. In addition adding more class rooms, multi-purpose, kitchen, and administration on the main level. The academic portion of the building will be a 2 story. They are proposing to build a higher energy and environmentally friendly, perhaps wind energy, solar, rainwater harvesting, potential rain gardens etc building. These environmental items will be used for education purpose as well as saving energy. This building will house approximately 600 students. They are proposing to save as much of the playground as possible, however, some of the playground area may be lost. Dauphin County Planning Commission comments dated 1/25/10 were reviewed. One of the questions ask “does the school have 2 or 3 tax parcel numbers”? Sherrie Smith, Superintendent will try to get this all on one tax parcel number.

The Township Engineer’s comments dated 1/25/2010 were not reviewed in detail due to this being a preliminary plan. A motion to table this plan by Coble second by Czuday. Motion carried.

The next meeting will be Monday, February 22, 2010.

A motion by Czuday second by Hoerner to adjourn at 8:50 P. M. Motion carried.

Submitted by
Dolores Kuntz, Planning Commission Secretary

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