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January 26, 2009

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, January 26, 2009. Those present were:

Dolores Kuntz	John Davidson	Francis McNaughton
Kent Bachmann	Max Shradley	Joel McNaughton
Peter Czuday	Norman Miller	Joel Buckley
Kenneth Grubb	Diane Myers-Krug	Thomas Godfrey
David Coble	Gilbert Petrina	James Foreman
Ralph Hoerner	Josh Etterman, The Sun	Mark Foreman
Harry Rozanski		

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

The AGENDA Items were reviewed with no changes.

MINUTES – December 8, 2008 – A motion by Coble second by Rozanski to approve the minutes of December 8, 2008 as presented. Motion carried.

CREEKSIDE MEADOWS: - Preliminary Subdivision Plan – Residential Country Zoning

1779 Deodate Road, Elizabethtown (formerly Michael Costik Farm) - Tax Parcel #22-015-001

This is approximately a 107 acre farm which they are proposing to subdivide into 33 single family detached building lots. The smallest lot size is approximately 2.2 acres. Each lot will have on-lot septic and individual wells. They are proposing a public street with 2 connections off Deodate Road which is a State Road. On January 5, 2009, Creekside Meadows attended the Board of Supervisors meeting to discuss the Plan and the Traffic Impact Study. The Board of Supervisors made no comments but referred them back to Planning Commission. As a result of this meeting the Traffic Engineer submitted a report dated January 13, 2009 outlining the scope of the project and provided traffic counts indicating how many new trips will be generated by the new development. It indicated 32 AM peak hour trips and 38 PM peak hour trips or approximately 1 to 2 new trips per minutes during peak hours. They reported traffic studies at the intersections of Colebrook Road & Route 743, Colebrook & Deodate Roads, Harrisburg Pike and Deodate Road. Did not do a study at the intersections of Deodate and Mill Roads, Mill and Hill Roads, and Deodate and Beagle Roads. They are asking the Planning Commission for

CREEKSIDE MEADOWS PRELIMINARY SUBDIVISION PLAN – continued

concurrence on the Traffic Impact Study. The distance between the 2 road entrances off Deodate Road into the development was discussed. According to the Plan, the distance between the 2 entrances is approximately 750 Feet. In 1980 Conewago Township adopted their Comprehensive Plan which indicates Deodate Road is a Collector Road, therefore, our requirement is 1,000 feet between intersections. The new Proposed Comprehensive Plan also indicates that Deodate Road is a Collector Road. Joel McNaughton noted they will be making the connection to London Avenue in Londonderry Township. The developer has not addressed any of Conewago Township Engineer's comments dated 12/8/08 or any of Dauphin County comments dated 12/4/08. Planning Commission Chairman suggested the developer grant Conewago Township a few days extension until our March 11th (Board of Supervisors meeting) but Francis McNaughton was not willing to do that in writing. A motion by Grubb that in spite of the fact that a waiver request for the 1,000 feet distance between intersections was NOT formally submitted in writing, the request was done verbally, we do NOT recommend that the Board of Supervisors grant a waiver for the 1,000 foot access road separation requirement on a Collector Street. Motion second by Bachmann. Motion carried.

CREEKSIDE MEADOWS PRELIMINARY SUBDIVISION PLAN –A motion by Bachmann that the Plan submitted is extremely incomplete. It does Not satisfy the Township Engineer's comments dated 12/08/08 nor Dauphin County's review dated 12/04/08 and should be rejected by the Board of Supervisors. The motion was second by Coble. Motion carried by all yes vote.

MINUTES OF COMPREHENSIVE PLAN PUBLIC HEARING – November 19, 2008

A motion by Czuday second by Rozanski to approve the minutes of November 19, 2008 Comprehensive Plan Public Hearing as submitted. Motion carried.

PROPOSED COMPREHENSIVE PLAN - The following items have been reviewed.

Eleemosynary Area – A motion by Grubb second by Rozanski the Plan should be revised to reflect what was originally requested as the Eleemosynary area only adjacent to Derry Township and NOT have it down through the rest of the Township. The Hershey Trust property adjacent to Gates Road and Hershey Trust property around Old Hershey Road. Motion carried. Bachmann abstained.

James Foreman property – A motion by Rozanski second by Czuday that it stay as Residential Country which it has been since zoning was in place. (Meadow Lane and Schoolhouse Road) Motion carried.

Gilbert Petrina property – A motion by Rozanski second by Kuntz to leave the property as Multi-Family which it has been since zoning was in place. (Deodate Road) Motion carried.

Hershey Trust Property - Mixed Use – South of the Elementary School along Route 743. A motion by Rozanski second by Czuday to take the area south of the Elementary School along Route 743 and change it to Agricultural and do away with the Mixed Use where it is currently proposed. Motion carried.

INDUSTRIAL COMMERCIAL AREA SOUTH/EAST END OF THE TOWNSHIP – A motion by Grubb second by Czuday to keep as is on the Revised Proposed Comprehensive Plan. Motion carried.

PROPOSED COMPREHENSIVE PLAN - A motion by Grubb second by Coble to move it on to the Board of Supervisors after the above corrections have been made. Motion carried.

Mr. Petrina thanked us for the steps we have taken. He is now fighting for Conewago Township and has ask for our help in helping him understanding all the rules and regulations of the Township.

Joel Buckley commended the Planning Commission for the action we have taken on the Proposed Comprehensive Plan.

Next meeting will be February 23, 2009.

A motion by Coble second by Hoerner to adjourn at 8:35 P.M.

Submitted by

Dolores Kuntz,
Planning Commission Secretary

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Revised: 03/19/2009 04:00 pm.