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**June 29, 2009**

**PLANNING COMMISSION MINUTES**

The Conewago Township Planning Commission held their regular monthly meeting on Monday, June 29, 2009. Those present were:

Dolores Kuntz	Max Shradley	Tracy Zieset, The Sun
Kent Bachmann	Joel Buckley	Tom Luttrell
Harry Rozanski	Sue Fankhanel	Richard Fankhanel
Kenneth Grubb	Judy Koncir	Susan Curry
Ralph Hoerner	Randy Wright	Charles Suhr
Diane Myers-Krug	Joel McNaughton	Francis McNaughton
Scott Wendling	Victor Rohrer	Jean Rohrer
Earle Olson	Maggie McClusky	Lee Liebler
Gail Henry	Dave Talbott	Carol Davidson
Steve Meador	Bill Davidson	

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

**AGENDA ITEMS:** The Agenda was reviewed with no changes.

**MINUTES – June 1, 2009** – The minutes of June 1, 2009 were approved as written on motion of Hoerner second by Bachmann. Motion carried.

**RALPH W & HELEN A LUTTRELL – Preliminary Subdivision Plan – Residential Suburban Church Road & Azalea Drive 9.74 Acres 12 New Building Lots Tax Parcel #22-001-08**

Tom Luttrell stated NO formal changes been made to this plan. Township Engineer Shradley gave a site distance report from Woodland Court entering onto Primrose Drive. He stated the distance to the left is 213' and to the right is 519'. He noted it does NOT meet Conewago Township Ordinance, however, it does meet PennDot site distance. A motion by Hoerner second by Bachmann to table the plan. Motion carried.

**RALPH W & HELEN A LUTTRELL – Preliminary Subdivision Plan – Residential Suburban Church Road & Azalea Drive 9.74 Acres 12 New Building Lots Tax Parcel #22-001-08**

(Continued) Mr. Luttrell granted a written time extension until September 10, 2009 to address and coordinate the Township Engineer's comments. A motion by Hoerner second by Bachmann to accept the time extension until September 10, 2009. Motion carried.

**NEW SKETCH PLAN:**

**RALPH W & HELEN A LUTTRELL –SKETCH PLAN – Residential Suburban Church Road & Azalea Drive 9.74 Acres 12 New Building Lots Tax Parcel #22-001-08**

Mr. Luttrell presented a new sketch plan which will be entered from Church Road. This plan shows 1 cul-de-sac off Church Road with 7 lots proposing public sewage, but probably not public water. Lot sizes range from 30,857 sq ft to 2.29 acres. Distance between Nye Road and the new cul-de-sac was a concern as well as stormwater. This property is very steep and will need to be stabilized. A lot of grading will have to be completed. No action taken on this sketch plan.

**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 building lots. The lots will range in size of 2.27 acres to 11 acres. Each lot will have on-lot septic and on-lot water. This development will be completed in 4 phases over a 5 year period. There will be a homeowners association. They are proposing to install sidewalks and vertical curbs within the development. (not along Deodate Road) We reviewed Conewago Township Engineer's comments dated June 29, 2009. Some of the items discussed were: recreational fee will be paid in-lieu-of a park and recreational area. **This plan shall be reviewed by Conewago Park & Rec Board on July 21, 2009 to receive their opinion on the rec fee in-lieu-of.** Londonderry Township Planning Commission will review this plan on July 20, 2009. EMS should be contacted, stormwater was discussed. There are more items which will have to be completed for the Final Plan.

The following waivers were recommended for approval at our June 1, 09 meeting.

**WAIVERS:**

- Section 607 – Sidewalks along Deodate Road
- Section 606 – Curbs along Deodate Road
- Section 613 – Widening Deodate Road where the development fronts on Deodate Road.

**PLAN:** A motion by Rozanski second by Hoerner to pass this plan on to the BOS recommending approval subject to the Township Engineer's comments dated June 29, 2009 and Dauphin County's comments dated December 4, 2008. Motion passed by a 3 to 2 vote.

**PROPOSED COMPREHENSIVE PLAN:**

It was noted that the final proposed comprehensive plan has been forwarded on to the BOS, Dauphin County Regional Planning Commission, adjoining municipalities, and the Planning Commission members should review it one more time. It was noted that there is a copy in the Township office. Dolores will check on this and see that copies are distributed to Planning Commission members.

Planning Commission Minutes (con't)  
June 29, 2009

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Next meeting will be July 27, 2009.

Motion to adjourn at 8:50 P.M. by Bachmann second by Grubb. Motion carried.

Submitted by

Dolores Kuntz,  
Planning Commission Secretary

**Notes:** *Conewago Online* and *Conewago.us* are not affiliated with the township government.  
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Revised: 08/11/2009 11:00 pm.