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367-3667

Galen Shelly
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**CONEWAGO TOWNSHIP
BOARD OF SUPERVISORS**

3279 Old Hershey Road
Elizabethtown, PA 17022
Tel. No. (717) 534-8556
Fax (717) 533-6643

Norman Miller, Dir.
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July 27, 2009

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, July 27, 2009. Those present were:

Dolores Kuntz	Max Shradley	Tracy Zieset, The Sun
David Coble	Diane Myers-Krug	Doug Farver
Harry Rozanski	Jon Yost	Donna Czuday
Kenneth Grubb	Dave Tobias	Carol Davidson
Ralph Hoerner	Lee Witmer	Lamar Koser
Peter Czuday	Mark Foreman	Ed Kaylor
Toby Breon	Sally Capp	Joel Buckley
Chad Smith		

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

AGENDA ITEMS: The Agenda was reviewed with the following additions:

Richard McGrath – Waiver of Land Development Plan
Mark Foreman – Waiver of Land Development Plan
Sally Capp – Information only

MINUTES – June 29, 2009 – The minutes of June 29, 2009 were approved as written on motion of Rozanski second by Hoerner. Motion carried.

OAK RIDGE MANOR _ Preliminary/Final Subdivision Plan – Residential Country Zoning
Ridge Road, Elizabethtown – Glenn K & Evelyn J Farver (owners) Hor-Shaa, Inc (Equitable Owners)
and Jay C & Carol L Weaver (owners)

This is a parcel of approximately 5.90 acres located along Ridge Road which was subdivided into 9 building lots in 1973, however, it was never developed. Now Hor-Shaa is proposing to develop this parcel of ground. A new Subdivision Plan needs to be submitted in order to meet current Township Regulations. Today this Plan has 7 building lots with a cul-de-sac.

OAK RIDGE MANOR – Preliminary/Final Subdivision Plan – Residential Country Zoning
Ridge Road, Elizabethtown – Glenn K & Evelyn J Farver (owners) Hor-Shaa, Inc (Equitable Owners)
and Jay C & Carol L Weaver (owners) (continued)

(Jay & Carol Weaver's name is on this plan because they are adjacent neighbors. The Weaver's driveway is located on this property. The Weavers will be purchasing a portion of land in order to own their driveway.) Hor-Shaa is proposing to hook up to public sewerage with on-lot wells. The plan has been submitted to DTMA for approval. We reviewed Dauphin County's comments dated 7/22/09 as well as the Township Engineer's comments dated July 27, 2009. A motion by Grubb second by Czuday to table the plan until our next meeting to allow the developer's engineer to make the changes as suggested by the Township Engineer and Dauphin County and to get the submittal into Erosion and Sedimentation control for approval. Motion carried.

RICHARD & CYNTHIA MCGRATH – Land Development Plan Waiver Request – Ag Zoning
Corner of Valley & Mapledale Roads (Lot #3 of Paul Zimmerman Subdivision Plan) They are proposing to erect a 264' x 84' horse barn on approximately 13 acres in the Ag Zoning district. They will be training horses. Mr. McGrath was not present tonight, however, the builder, Lee Witmer, from Farmer Boy Ag Systems was present. We had questions which could not be answered. Stormwater was discussed as well as the sewage plume easement on the original subdivision plan. Are they planning to erect a house? Will there be a septic system? A motion by Grubb second by Rozanski to table this Land Development Plan Waiver Request until the next meeting to allow the developer to come up with more information as to what will be happening here. Motion carried.

SALLY CAPP – Information only - Ag Zoning
1896 R Mapledale Road, Elizabethtown

Sally Capp owns approximately 116 acres farm located along Mapledale Road. The Pa Turnpike runs thru the farm. In 1951 the owner sold 14 acres to the Pa Turnpike. In 1951 they did NOT describe the remaining parcel after they bisected by deed and created a subdivision plan for the 14 acres. Sally is here tonight to ask permission to write these descriptions without any other process other than measure the lines more accurately both on the North and South side of the Turnpike. There is approximately 60 acres on the North side of the Turnpike with no buildings. The Planning Commission felt there would NOT be a problem with this because of the separate deed (Pa Turnpike) between the 2 parcels. No formal action taken.

MARK FOREMAN – Land Development Plan Waiver Request – Residential Country Zoning
407 Meadow Lane, Hershey

Mark is proposing to erect a garage/shed for personal use on his 12 acre lot which has a dwelling on it. The garage/shed will be approximately 1050 sq. ft. A motion by Rozanski second by Hoerner to recommend to grant approval of the Land Development Plan Waiver request subject to the Township Engineer's comments concerning stormwater runoff. Motion carried.

PROPOSED COMPREHENSIVE PLAN:

Comments: It was noted that the plan calls for Public Sewage along Route 743 etc which has already has been completed. State Route 2007, 2009, 2013 etc., should this show the actual name of the State Roads rather than State Road numbers? Eleemosynary lines should be a little darker to stand out more. Township Engineer will look into these comments and make the corrections. A motion by Rozanski second by Hoerner to pass the Proposed Comprehensive Plan on to the Board of Supervisors with the corrections listed above, with recommendation of approval. Motion carried.

Next meeting will be August 31, 2009.

Motion to adjourn at 8:35 P.M. by Czuday second by Hoerner. Motion carried.

Submitted by

Dolores Kuntz,
Planning Commission Secretary

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