

**John D. Rochat**  
Chairman  
533-3831

**Jay M. Brandt**  
Vice Chairman  
367-3667

**Galen Shelly**  
367-3722

**CONEWAGO TOWNSHIP  
BOARD OF SUPERVISORS**

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

**Norman Miller, Dir.**  
of Administration  
Road Master, Open  
Records Officer

**Shirley Meyers**  
Twp. Secretary/  
Asst. Treasurer

**Dolores Kuntz**  
Treasurer  
Assistant Secretary

**August 31, 2009**

**PLANNING COMMISSION MINUTES**

The Conewago Township Planning Commission held their regular monthly meeting on Monday, August 31, 2009. Those present were:

Dolores Kuntz  
Kent Bachmann  
Harry Rozanski  
Kenneth Grubb  
Ralph Hoerner  
David Coble  
Peter Czuday

Diane Myers-Krug  
Jon Yost  
Frank Chlebnikow  
Richard McGrath  
Cindy McGrath  
Marvin Klinger

Tracy Zieset, The Sun  
Joel Buckley  
Randy Wright  
Josh Weaber, Steckbeck Eng.  
Lydia Klinger

The meeting was called to order at 7:28 P.M. by Chairman Grubb.

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

**MINUTES – July 27, 2009** – The minutes of July 27, 2009 were approved as written on motion of Coble second by Rozanski. Motion carried. Bachmann abstain.

**OAK RIDGE MANOR:** - Preliminary Subdivision Plan – Residential Country Ridge Road – 5.90 acres Tax Parcel #22-006-095, 96, 97, 98, 99, 100, 101, 102, & 103  
Owners: Glenn K & Evelyn J Farver – (Hor-shaa, Inc. – Equitable Owners)  
Owners: Jay C & Carol L Weaver – Tax Parcel #22-006-092

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 Subdivision Plan – Residential Country  
Ridge Road – 5.90 acres Tax Parcel #22-006-095, 96, 97, 98, 99, 100, 101,102, & 103  
Owners: Glenn K & Evelyn J Farver – (Hor-shaa, Inc. – Equitable Owners)

Owners: Jay C & Carol L Weaver – Tax Parcel #22-006-092 (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.

**WAIVER REQUEST:** (dated 8/4/09 by Steckbeck Engineering)

**Section 606** – Curbs

**Section 607** – Sidewalks

**Section 613** – Existing Road Improvements

A motion by Czuday second by Coble to recommend approval of the above 3 waiver requests. Motion carried by 6-1 vote.

**Section 502.8** – Intersection Site Distance & Clear Sight Triangles.

The site distance is 339' which meets PennDot regulations (470') however it does NOT meet Conewago Township site distance requirements (518'). A motion by Grubb to recommend to grant the **WAIVER REQUEST** (Section 502.8 Site Distance & Clear Sight Triangles) due to meeting PennDot requirements. Second by Rozanski. Vote 3 yes – 4 no. Motion defeated.

**SUBDIVISION PLAN:** (Dolores brought a few items (comments from Director of Administration) to our attention which are on the plan. (street lights, street sweeping, water run-off etc) It was decided that DOA will bring these items to the BOS attention. A motion by Grubb second by Rozanski to recommend to approve the plan based upon the developer addressing all the comments on the Township Engineers review No. 3 dated August 27, 2009 and Dauphin County's comments dated 7/22/09 and satisfying the Intersection site distance and Clear Sight Triangle. Motion carried.

**RICHARD & CINDY MCGRATH** – Land Development Plan Waiver Request – Ag Zoning

Corner of Valley & Mapledale Roads – Lot #3 of Paul Zimmerman Subdivision Plan  
(proposing to build a 264'x84' (22,176 sq ft) horse barn for housing & training horses)

Mr. & Mrs. McGrath are proposing to erect a large horse barn on their 13 acres in the Ag Zoning district which will be used for horse training. Plume easement was talked about. Originally this lot had 2 plume easements. One plume easement is still in effect for Lot #2. The other plume easement was eliminated when Lot 3 and Lot 7A were joined as one 13 acre lot. Mr. McGrath noted no sewage will be needed for this facility, 10 to 20 horses are being proposed to be housed here, it will NOT be used for Commercial Use, manure will be taken off the property.

Mr. & Mrs. Marvin Klinger are owners of Lot#2 adjacent to the proposed horse barn and are in the process of building a new house. They presented a letter and 5 exhibits with concerns about this proposed horse barn behind their property.

A motion by Grubb second Coble to pass this on to the BOS with the recommendation that they waive the land development requirements but they must meet all Zoning requirements, Storm water runoff requirements, Nutrient management rules & regulations, used for personal use only and **NOT** be used for commercial use and that the BOS be made aware of the issues as presented by the adjacent owners, Mr. & Mrs. Marvin Klinger. Motion carried.

Kent Bachmann noted changes are being made to Erosion & Sedimentation & Stormwater Regulations by DEP. A public hearing will be held on Oct 1, 2009 at Elmerton Avenue at 4:00 P. M.

Kent Bachmann was presented with a certificate for completing a 10 hour course in Community Planning.

It was noted the Proposed Comprehensive Plan Hearing for the BOS has been set for September 23, 2009 at the elementary school beginning at 7:00 P.M.

Next meeting will be September 28, 2009.

Motion to adjourn at 8:37 P.M. by Coble second by Bachmann. Motion carried.

Submitted by

Dolores Kuntz,  
Planning Commission Secretary

**Notes:** *Conewago Online* and *Conewago.us* are not affiliated with the township government.  
This computer version of a public record ©2009 by Joel Buckley. Accuracy is not guaranteed.  
Revised: 09/26/2009 01:00 pm.