Conewago Township Planning Commission

6:00 PM, May 28, 2024

Present: Daryl Hull (Vice Chairman), Lawrence Kauffman, Gregory Smith, and Fritz Neufeld (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.) Absent: Charles Zitnick (Chairman), and Brandon Musser

A. Meeting was called to order at 6:00 PM by Vice Chairman Daryl Hull, with the Pledge of Allegiance.

B. Previous meeting minutes: Gregory Smith moved, and Daryl Hull seconded, that the minutes of the March 25, 2024, meeting be approved, as distributed. Motion carried. Vote: 3-0

C. Public requests: Dunel Constent, of 335 Fisher Drive, presented an issue about his townhouse. We suggested that he present that request to his Home Owners Association.

D. Old Business:

1. Brian Klinger reviewed the Subdivision and Land Development plan for Spring Valley Mulch. Due to starting a new composting operation and rearranging the parcels of land where the operation will be located, the new configuration was displayed. Daryl Hull moved, and Gregory Smith seconded, to recommend conditional approval of the Land Subdivision Plan per the C. S. Davidson Inc. letter of 5-23-24. Motion carried. Vote: 3-0 With regard to the need for 2 waivers, Daryl Hull moved, and Lawrence Kauffman seconded, to recommend approval of a waiver for going directly to the final plan instead of a preliminary plan. Motion carried. Vote: 3-0 And, Gregory Smith moved, and Daryl Hull seconded, to recommend approval of a waiver for any road improvements. Motion carried. Vote: 3-0

E. New Business:

1. Michael White, of Site Design, reviewed the application for a Subdivision by Jerry and Donna Watson. Their lot is intersected by Greenbriar Rd., and they want to subdivide the lot into two lots divided by Greenbriar Rd. Gregory Smith moved, and Lawrence Kauffman seconded, to recommend approval of a waiver request to use 60 feet to one inch scale on the plan instead of 100 feet to one inch. Motion carried. Vote: 3-0 Gregory Smith moved, and Lawrence Kauffman seconded, to recommend approval of a waiver request to not show all existing streets within 400 feet of the lot on the plan. Motion carried. Vote: 3-0 Gregory Smith moved, and Daryl Hull seconded, to recommend conditional approval of the Subdivision Plan contingent on the C. S. Davidson letter of 5-23-24. Motion carried. Vote: 3-0

2. Franklin Kibler reviewed his request for TJF Investments LLC, to retain and continue residential use of a lot that is a pre-existing non-conformity currently in an industrial zone. Due to the high cost of making changes to driveways and expanding the lot size, he decided to keep it as it is, and eventually sell it as residential property. Mr. Kibler was requesting a use variance to continue the pre-existing con-conformity of a single detached residence in an industrial zone. Daryl Hull moved, and Gregory Smith seconded to not recommend approval of the use variance. Motion Carried. Vote 2-1 (the dissenting vote was cast by a member who agreed with the majority but didn’t see the motion as needed to continue a pre-existing non-conformity.)

3. Brian Hebel, of Gordon Brown & Associates, Inc., reviewed the Fox Run Heights final Subdivision Plan, Phase 2. Once this is approved, they will be able to start selling lots. Lawrence Kauffman moved, and Gregory Smith seconded, to recommend conditional approval of Phase 2 Final Subdivision Plan, contingent on payment of recreation fees and the C. S. Davidson Inc. letter of 5-23-24. Motion carried. Vote: 3-0

F. Adjournment: Daryl Hull moved, and Gregory Smith seconded, to adjourn the meeting. Motion carried. Vote 3-0 Meeting adjourned at 6:35 PM. The next scheduled meeting is June 24, 2024.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary