

Conewago Township Planning Commission
6:00 PM, February 26, 2024

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

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

B. Previous meeting minutes: Daryl Hull moved, and Charles Zitnick seconded, that the minutes of the January 22, 2024, meeting be approved, as distributed. Motion carried. Vote: 5-0

C. Public requests:

1. Katherine Bobb, of 380 Copenhaffer Rd., reviewed letters from her attorney, 8-3-22, and 12-20-23, about the use of a shared driveway that leads to the property designated Freedom Square. She owns the west side of the driveway shared with Mr. Thompson. The only other use of the driveway should be for access to what is known as the Dubbs house. Derek said a response is not available since the plans have not been final. He suggested that she present to the Township Board of Supervisors so that she could have the Township solicitor provide input.

D. Old Business:

1. Christie Beck and Lonnie Beck reviewed their application for a special exception use of their property at 150 East Butter Rd., York PA 17404. They would like to provide a second use of the property as camping facilities on their 12.55 acres, for which guests would pay under the guidelines of a Hipcamp location. An accurate scale drawing is needed to show the details of the internal road and access road, the buffering needed between this property and adjoining properties, etc. Section 611 of the Zoning ordinance needs to be addressed, along with SALDO 401 and 726. Mark Schwartzkoff, of 675 Copenhaffer Rd. asked about how the additional runoff and traffic would affect the area. Chairman Zitnick provided them with a list of these and other items that need to be addressed. Derek said that if the special exception is approved by Zoning, they would then have to provide an engineered Land Development Plan to start the process of complying with all the other ordinances. Charles Zitnick moved, and Brandon Musser seconded, to recommend denial of the special exception request because of a lack of adequate information. Motion carried. Vote: 5-0

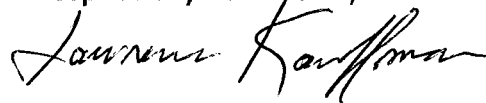
Joe Prebula, of 745 Copenhaffer Rd., asked how they can have an input into this request, and was encouraged to continue to attend the township meetings. Dub Tyger, of 101 Butter Rd. asked about what regulations the township has about campgrounds. Charles mentioned to start with Sec. 308 of the Zoning ordinances, and then move to the other regulations.

E. New Business:

1. Adam Anderson presented for Strinestown Solar 1, LLC, reviewing their request for a Special Exception under Section 308(c)(15) for an Electric Transmission Facility. Mr. Caparelli helped answer questions about the BESS, PJM agreements, and Met-Ed requirements. Since their last request they developed newer racking systems, more American-made components, and panels with higher output. Brandon mentioned that electrical storage systems are only listed for industrial zoning. Katherine Bobb asked where the runoff from the panels might go. Specifications call for panel height of less than 10 feet, to lessen runoff velocity, and what grows under the panels must be at least 4 inches tall, and there must be a minimal grade so that the runoff is primarily absorbed by the ground. Regarding the transmission and electrical storage regulations, the request would be more of a use variance rather than a special exception for a transmission facility, since it is a use not provided for. Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of a special exception for the solar facility under Sec 302(b). Motion carried. Vote: 4-1

F. Adjournment: Chairman Charles Zitnick adjourned the meeting at 7:18 PM. The next scheduled meeting is March 25, 2024.

Respectfully submitted,



Lawrence Kauffman,

Recording Secretary