

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

July 27, 2009

The regular meeting of the Conewago Township Planning Commission was called to order at 6:30 P.M. by the Chairman Lynn Kann. David Zambito, James McCoy, Shaun Appel, Daryl Hull, Jeff Shue P.E., and Kim Beard were present.

PLEDGE OF ALLEGIANCE

The minutes of June 22nd meeting were approved on a motion by Mr. Hull, second by Mr. McCoy and unanimously carried upon correction to the correction of spelling to the Sanders name.

RECOGNITION OF PUBLIC REQUESTS: None

OLD BUSINESS: None

NEW BUSINESS:

-ES3 Reverse Subdivision Plan and Revised Land Development Plan represented by Mr. Andy Miller of LSC Design. Dennis Meade was also present from ES3. Additional information was given to better show how ES3 was going to handle the stacking on the Susquehanna Trail and the proposed signage that was going to be used. Mr. Zambito made a motion to approve the Reverse Subdivision Plan and Revised Land Development Plan under the following conditions:

- A. Compliance with the memo to the Conewago Planning Commission from Dennis Meade, Corporate Senior Vice President of Engineering Construction for ES3 dated July 17, 2009.
- B. Modification of the ES3 website and other sources of direction comply with the signage.
- C. The Temporary signage proposed from the July 17th memorandum is installed within 1 month following the final approval of the Subdivision Plan Revised Development Plan.
- D. That the permanent signage be installed within 7 months following final approval of the plans.
- E. If there are any material changes to the proposed signage that those changes be resubmitted to the Planning Commission and the township for approval.
- F. ES3 and the applicants apprise the township by way of letter regarding whether or not they in fact are going to install electronic gate system, and if not explain why not.
- G. Compliance with the engineer's outstanding comments which are Erosion and Sedimentation control approval through York County Conservation District and posting bonding to secure the improvements that are proposed.

This motion was seconded by Mr. Appel and unanimously carried.

-Brian Axe, Subdivision plan represented by Mr. Ryan Axe. Mr. Axe is subdividing land then attaching the subdivided land to another property. The only outstanding comments from Mr. Shue are the Planning Module which was already submitted to DEP and the owner's signature. Mr. Zambito made a motion to approve the subdivision plan, second by Mr. Hull, unanimously carried.

-Christopher & Sandra Lau, waiver request. Section 406.a 18 of the Conewago Township SALDO-Existing contours for existing parent tract. A motion was made by Mr. Hull, second by Mr. McCoy, unanimously carried to accept the waiver request.

-Christopher & Sandra Lau, Final Subdivision Plan, represented by Blaine Markle with James Holley and Associates. This is a 2 lot subdivision off of Butter Rd. The outstanding comments by Mr. Shue were the owner's signatures on the plan, the Planning Module which was submitted to DEP, and the recreation fee's which the owners are aware of. A motion by Mr. Hull to approve the plans conditioned upon the comments from Mr. Shue being addressed, second by Mr. McCoy and unanimously approved.

UNFINISHED BUSINESS: None

ADJOURNMENT: Meeting was adjourned at 7:10 P.M. on a motion by Mr. Appel, second by Mr. McCoy unanimously carried.

Respectfully Submitted,

Kim Beard