

# CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 26, 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, Kim Beard and Jeff Shue P.E. were present.

## PLEDGE OF ALLEGIANCE

### REORGANIZATION:

Motion by Mr. Zambito, second by Mr. Appel, unanimously carried to appoint Lynn Kann as Chairman.

Motion by Mr. Zambito, second by Mr. Kann, unanimously carried to appoint Daryl Hull as Vice Chairman.

The minutes of the November 24<sup>th</sup> meeting were approved on a motion by Mr. McCoy, second by Mr. Zambito and unanimously carried.

The minutes of the December 22<sup>nd</sup> meeting were approved on a motion by Mr. Zambito, second by Mr. Appel, unanimously carried.

RECOGNITION OF PUBLIC REQUESTS: None

OLD BUSINESS: None

### NEW BUSINESS:

-Highland Partnership/Albemarle Preliminary Subdivision represented by Jeff Spangler from James Holley and Associates. This plan is for an eight lot subdivision. The waiver request for sidewalks and curbing and lot depth to width ratio was approved by the Board of Supervisors at their last meeting. The fee in lieu of must be paid to the township. Motion for approval conditioned on the items being addressed in Jeff Shue's letter dated January 20, 2009 by Mr. Zambito, second by Mr. Appel, unanimously carried.

-Zoning Ordinance-Public meeting. Mr. Zambito would like the Board of Supervisors to take his comments under consideration when addressing the Zoning Ordinance.

-On page 9 the definition of family is a little to broad. He would like to tighten up the definition and thinks maybe we should talk to the solicitor and get some legal help. He would like to see a definition of what common household means.

Paul Finn, 55 Clary Way, commented that the Home Owners Association addresses this in their rules. Mr. Shue wanted to remind the commission that we can not enforce the Home Owners rules.

-On page 16, there is a typographical error. Instead of Pennsylvania Public Utilities Commission, it should be Pennsylvania Public Utility Commission, singular not plural.

-On page 20, there is a definition of a vehicular sign, but looking back later in the ordinance to where it talks about usage and prohibitions on signs, page 57, there is no reference to vehicular signs. So Mr. Zambito's comment was that it is a definition without a usage later in the ordinance. There is also no definition of a portable sign.

-His next comment has to do with sub categories. He would like to see a Retail-Commercial category so we could encourage more businesses to come to the area.

-On pages 35 & 36, Commercial zoning of uses by right and uses by special exceptions, he has the following comments:

#19- Nightclubs. May be more appropriate as a use by special exception, if it is a use by right there is nothing we can do to stop it and if it is by special exception we have a little bit more say.

#29- Heavy Storage. It is more appropriate as special exception because those types of activities use special towing and those kinds of uses and we might want to have more say in where they go.

#31- Vehicle storage. Is something like an automobile auction and we might want to have more say in it so it should be a special exception? This gives more say in where they could go and the buffering and screening.

#32- Taverns. Should also be moved to special exception.

Mr. Zambito thinks that shopping centers should remain a special exception but should be easier to permit in the area. Section 667 lists the criteria of the items you must meet. He is in favor of changing from a minimum of 3 acre lots to a minimum of 2 acre lots.

-Page 57-64 Signs

Page 64-Political Signs. There is an end date of when the signs must come down he suggested we might want to impose a beginning date also, maybe a month before the election.

Page 72, Section 411-Alternative Energy. It states use of solar, wind and alternative energy system is encouraged within the regulations. Mr. Zambito stated that these are not regulations it is an ordinance. He thinks it might have been lifted from DEP regulations or policy statements. He is also concerned because it states that it is permitted in any district. To have any say in it we should have it in our zoning ordinance. His other comment was that communication towers need a special exception but it does not list windmills. If we are going to address towers we should also address

windmills.

-On page 85, concerning Zoning Hearing Board Notice Requirement. Mr. Zambito thinks we might want to consider posting that information on the website. Although the only risk with that is we must do it and can not overlook it. After further thought he thinks maybe we should just get into better practice of advertising it and not putting it in the ordinance.

-On page 96-Section 609, Special exception for auto auctions. Mr. Zambito is concerned that the three criteria that an auto auction needs are not enough. There is no minimum lot associated with it, no buffers or screen, no provision for setbacks, no provisions for sewage and water facilities and and we could go as far a requiring an explanation on environmental protection. He would like the board to revisit this.

-On page 108-Section 634, Halfway Houses. Mr. Zambito would like to see some more requirements that must be meant. An example would be setbacks and buffer zones beside neighbors.

-On page 113 & 114-Section 644, Landfills. Mr. Zambito would like to make sure that all these special exceptions are all that is allowed under the law. He wants to make sure that anything legal is added.

On page 115-Section 645, Medical Clinics. Mr. Zambito was curious to know if a methadone clinic was also considered a medical clinic. He would like to know if any other municipalities have dealt with this.

On page 126-Section 670, Theaters. Mr. Zambito would like to do a little reputation rebuilding and possibly prohibit any x-rated films in the township.

On page 127-Section 673, Traffic Study. Mr. Zambito would like to see traffic studies done for truck and motor freight terminals.

On page 108-Section 634, Halfway House. Mr. Kann would like the board to revisit Group Homes.

The planning Commission is passing the Zoning Ordinance on to the Board of Supervisors for action with their consideration of comments from the commission. Motion by Mr. Appel, second by Mr. McCoy, unanimously carried.

ADJOURNMENT: Meeting was adjourned at 7:40 P.M. on a motion by Mr. Appell, second by Mr. Zambito unanimously carried.

Respectfully Submitted,  
Kim Beard