

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

November 23, 2009

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

PLEDGE OF ALLEGIANCE

The minutes of September 28th meeting were approved on a motion by Mr. Zambito, second by Mr. McCoy and unanimously carried.

RECOGNITION OF PUBLIC REQUESTS: None

OLD BUSINESS: None

NEW BUSINESS:

-Concrete Developments Inc. represented by Andy Miller of LSC Design.

-Waiver request to submit this plan as a Preliminary/Final Land Development Plan. Mr. Zambito recommended that the waiver regarding the Preliminary/Final Land Development Plan is not required but to the extent it is required that it be approved, second by Mr. Appel, unanimously carried. Let the vote be recorded as 3-0.

-Waiver request to Section 108 of the Storm water Management Ordinance. Mr. Appel made a motion that the waiver is not required but to the extent it is required that it be approved, second by Mr. McCoy, unanimously carried. Let the vote be recorded as 3-0.

-Concrete Developments Inc. Preliminary/Final Land Development Plan. The board expressed that there were too many outstanding items on the plan to be approved. Mr. Appel made a motion to table the plan, second by Mr. McCoy, unanimously carried. Let the vote be recorded as 3-0.

-Aaron Enterprises Inc. - Special Exception to allow a contractor's facility in an agricultural zone. (Zoning ordinance, Section 308c (11). Mr. Vincent Rice, president of Aaron Enterprises was here to represent the Special Exception. The property is located on Cloverleaf Rd. and is the old Lezzer tract. He also expressed that there will be no building it will only be used for storage of equipment and the normal business hours are approximately from 7:00 A.M. till 5:00 P.M.

-Mr. Charles Zitnick, 440 Cloverleaf Rd., Commented that he thinks that the proposal does meet the ordinance. They were also hoping it would be a buffer around the area, he also thinks that no lights are great. He also questioned if the access was going to be from the existing Lezzer property and how they will be getting in. He hopes that the access will not be at the pan handle and that the access will be off the Industrial property.

-Mr. Appel made a motion to allow the contractor's facility in an agricultural zone, second by Mr. McCoy, unanimously carried. Let the vote be recorded as 3-0.

-Wellington Investments Group-Variance relief from side setbacks in an R-2 zone, from 25 feet to 15 feet (Zoning Ordinance, Section 304.e). Represented by Eric Johnston.

-Based on outstanding zoning concerns Mr. Appel recommended denial of the variance request, second by Mr. McCoy and unanimously carried. Let the vote be recorded as 3-0.

UNFINISHED BUSINESS: None

ADJOURNMENT: Meeting was adjourned at 7:20 P.M. on a motion by Mr. McCoy, second by Mr. Appel, unanimously carried.

Respectfully Submitted,

Kim Beard