

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES  
May 29, 2012

The regular meeting of the Conewago Township Planning Commission was called to order at 7:05 p.m. by the chairman, David Zambito, Daryl Hull, Charles Zitnick and Lou Anne Bostic were present.

PLEDGE OF ALLEGIANCE

RECOGNITION OF PUBLIC REQUESTS: None

The previous minutes were approved as distributed on a motion by Mr. Hull, seconded by Mr. Zitnick, and unanimously carried. Vote 3 to 0.

OLD BUSINESS: None.

NEW BUSINESS:

- Mr. Stahlman presented the Revised Land Development Plan for Spring Valley Mulch. The applicant wants to convert a one acre grassy field section of the property into a gravel/stone storage area for mulch. The proposed storm water basin will be constructed to over manage all storm water on the property and will include the installation of a berm on the lower end to prohibit water run off. Mr. Klinger also proposes to plant a tree barrier to control noise and to act as a visual barrier. The plan presented is a revision to a final plan that was approved in December 2010.

-Mr. Zambito asked if the storage area will be impacted by potential flooding on the property. Derek Rinaldo, C.S. Davidson, explained that the 100 Flood Year Boundary shown on the plan does not encroach on the area. The storm water basin height is well above the flood level.

-Mr. Zambito asked if the fire company has the ability to fight fires on the property. Mr. Hull informed the commission that the fire company has an action plan in effect for the property. The owner also has fire suppression equipment on the property.

-Mr. Rinaldo stated that the C. S. Davidson review letter does not reflect the plan as presented tonight. Mr. Stahlman discussed the requirement of financial security for the storm water basin and berm that is being requested. Mr. Rinaldo explained that the posting is required to guarantee the completion of the proposed improvements. Mr. Stahlman stated that the client will provide an improvement estimate to determine amount of financial security. York County E&S approval and NPDES approval are outstanding. Mr. Stahlman requested that the plan be conditionally approved.

-Motion by Mr. Zitnick, seconded by Mr. Hull, unanimously carried, to recommend approval conditioned upon all comments from the engineer being addressed. Vote: 3 to 0

ADJOURNMENT: Meeting was adjourned at 7:28 p.m. on a motion by Mr. Hull, second by Mr. Zitnick  
Vote: 3 to 0

Respectfully Submitted,  
Lou Anne Bostic, Acting Recording Secretary