

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

December 26, 2017

The regular meeting of the Conewago Township Planning Commission was called to order at 7:00 P.M. by Rob Fogle. Daryl Hull, James McCoy, Mary Jane Collins, Derek Rinaldo P.E., and Lou Anne Bostic were present.

RECOGNITION OF PUBLIC REQUESTS: None

PLEDGE OF ALLEGIANCE

The November meeting minutes were approved on a motion by Mr. McCoy, second by Ms Collins and unanimously carried. Vote: 4-0.

OLD BUSINESS: None

NEW BUSINESS:

-Case No. 04-2017, David A. Krulac, A special exception request of section 304.c.8 (Mobile Home Park Criteria) and a variance request of section 646.c (minimum building separation) were presented by John Murphy from Alpha Consulting Engineers, Inc. The property is located along the Susquehanna Trail and Zimmys Drive, a private road. Most of the property is located in the flood zone and the property is only $\frac{3}{4}$ of an acre. The applicant is requesting to install three mobile homes on the property as a Mobile Home Park. Public water and sewer are available. Discussion followed regarding access, lot size and flood zone requirements. Mr. Murphy informed the Commission that the concerns would be addressed at the Land Development Plan stage. Motion by Mr. Hull, second by Mr. McCoy, unanimously carried, to table the requests until which time the Zoning Hearing Board rules on the zoning issues. Vote: 4-0.

-Logistic Center, Dermody Project, Locust Point Road. Josh Hoffman and Jim Snyder from Snyder, Secary & Associates, LLC, presented a Subdivision Plan and a Land Development Plan. The properties total approximately 80 acres and propose a warehouse/distribution facility. Discussion followed regarding the following concerns. (Locust Point Road access to site, road improvement time frame, anticipated truck traffic, tenant, water feasibility, storm water and other major concerns.) Linda Swartz, 790 Locust Point Road, was present to voice opposition to the project. Ms Swartz is concerned about the following: Access to the site via Locust Point Road - The road cannot handle the truck traffic, proposed driveway placement, directly across from her house, Toxic fumes from idling trucks, well water contamination, storm water control and decreased property values. Motion by Mr. Hull, second by Ms Collins, unanimously carried, to table the Subdivision and Land Development Plans. Vote: 4-0.

UNFINISHED BUSINESS: None

ADJOURNMENT: Meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Lou Anne Bostic