

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

October 22nd 2018

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by Chairman Charles Zitnick, Daryl Hull, Jim McCoy, Robert Fogel, engineer Derek Rinaldo of C.S. Davidson's and Albert Neufeld acting secretary was also present. Absent was Mary Jane Collins.

PLEDGE OF ALLEGIANCE

Recognition of public requests: None

Approval of previous meeting: Motion by Rob Fogle 2nd by Jim McCoy to approval the September 24th 2018 minutes. Motion carried. Vote recorded 4-0.

Old Business: None

New Business: CASE NO. 04- 2018 Presented by attorney Riley Nutzel with Farley Snyder and Philip Shoop – Request a Special Exception for a Contractor's Facility Section 308.c.11 and Section 619 and a Variance of section 619.d of the Conewago Township Zoning Ordinance #322. The property is located at 1830 Jug Rd., accessed thru Stahle Ln. Dover, Pa. 17315. Tax Map: MG Parcel: 89 A motion by Charles Zitnick 2nd by Jim McCoy to recommend the variance request to allow access to the property thru a private lane/ deeded Right of Way in lieu of the normal requirement of a collector street. Motion carried.

Vote recorded 4-0. Motion by Charles Zitnick 2nd by Rob Fogel to recommend approval for the contractors' facility with the condition the trees and growth along the private lane be cleared to allow safe passage for fire and emergency equipment. Motion carried. Vote recorded 4-0.

CASE NO. 05-2018 presented by Jon Andrews with McNees Wallace & Nurick LLC also John Murphy with Alpha Consulting Engineers, Inc. David Krulac – Request a Variance of Flood Ordinance #344 Sections 5.01.D, 503.A.1, 506.A. to place a Manufacture Home Park in a Flood Zone. The property is located on Jimmy's Dr. and Susquehanna Trail. Tax Map: NH Parcel: 164P

Motion by Charles Zitnick 2nd by Daryl Hull recommend to deny the variance request of Section 506.a Article VIII Variances Section 8.2.A thru H. Motion carried. Vote carried 4-0

Motion by Charles Zitnick 2nd by Rob Fogel recommend to deny the variance request of Section 501.D. Motion carried. Vote recorded 4-0.

Motion by Charles Zitnick 2nd by Daryl Hull recommend to deny Section 503.a.1. Motion carried. Vote Recorded 4-0.

Sheetz Final Subdivision & Final Land Development Plans presented by Ron Lucas with Stevens & Lee. Eric Mountz with TPD Traffic Planning, Brian T. Dinges and Brent M. Brubaker in-house engineers for Sheetz, John J. Luciani and Joseph M. Gurney representatives with First Capital Engineering, all gave input to the Sheetz project. There will be 6 lots reversed subdivided into one 7+ acre lot. A Modern designed style building with a drive thru window to be erected with 12 fueling stations and 10 diesel fueling stations. Discussion about traffic patterns in and out of the facility and designs to restrict trucks to certain areas.

On the Final Subdivision plan Derek Rinaldo of C.S. Davidson's, proposed that a 3rd sheet be added to the Reverse Subdivision Plan to clarify the proposed, to the existing conditions. Motion by Charles Zitnick 2nd by Jim McCoy to recommend the waiver request of the Conewago Township SALDO # 324 Section 303 to submit subdivision plan as a final. Motion carried. Vote recorded 4-0. Comment # 8 of C.S. Davidson's comments letter dated 10/22/2018 requires a waiver. Motion by Charles Zitnick 2nd by Jim McCoy, the board recommends approval based upon an agreement between the Supervisors and the developer to provide either a fee in lieu of for improvements to be determined. Motion carried. Vote recorded 4-0.

Comment # 1 of C.S.Davidson's comments letter dated 10/22/2018 Motion by Charles Zitnick 2nd by Daryl Hull to recommend approval to except the plans presented at a scale of 1" = 40' as it's neither 1"=50' nor 1"=100' as required by the SALDO. Motion carried. Vote recorded 4-0. Motion by Charles Zitnick 2nd by Jim McCoy to recommend approval the Preliminary/Final Reverse Subdivision plan with the 3waiver recommendations. Motion carried. Vote recorded 4-0.

C.S.Davidson's review letter dated 10/22/2018 Land Development comment #3 requires a waiver. Motion by Charles Zitnick 2nd by Daryl Hull to recommend approval to except the plans presented at a scale of 1" = 40' as it's neither 1"=50' nor 1"=100' as required by the SALDO. Motion carried. Vote recorded 4-0.

Comment #14 requires a waiver. Motion by Charles Zitnick 2nd by Daryl Hull to recommend to waive the requirement, access drives may not exceed one per lot (Section 511.b.) to allow the additional site exit proposed onto the Susquehanna Trail. Motion carried. Vote recorded 4-0. Comment # 15 Discussion with the owner of I-83 Diner, "Billy" Vasilios Kostarilos, has concerns/issues with the proposed Susquehanna Trail road modifications that impacts his business establishment i.e. customer safety and monetarily. Eric Mounts, of TPD (Traffic Planning & Design) was working with PennDot for about one year to try and get a plan that was expectable knowing that there is a business across the street.

Waiver #1 Motion by Charles Zitnick 2nd by Rob Fogle to recommend the waiver request of the Conewago Township SALDO # 324 Section 303 to submit Land Development plan as a final. Motion carried. Vote recorded 4-0. Waiver #2 withdrawn. Waiver #3 Motion by Charles Zitnick 2nd by James McCoy, the board recommends approval based upon an agreement between the Supervisors and the developer to provide either a fee in lieu of for improvements to be determined. Motion carried. Vote recorded 4-0. Waiver #4 Motion by Charles Zitnick 2nd by James McCoy to waive the requirement for curbs pursuant to SALDO #324 section 508. in lieu of road improvements to access I-83 Diner Motion carried. Vote recorded 4-0. Waiver #5 Charles Zitnick by James McCoy to waive the requirement for sidewalks pursuant to SALDO #324 section 509 in lieu of road improvements to access I-83 Diner. Motion carried. Vote recorded 4-0.

Waiver #6 Motion by Charles Zitnick 2nd by Rob Fogle to allow a 6" internal curb verses an 8" curb pursuant to section 02525 of the Conewago Township Construction and Materials Specifications. Motion carried. Vote recorded 4-0. Waiver #7 No action taken Stormwater review not completed.

Zoning Comments: 1 thru 6 are outstanding will be addressed on the plan.

General comments: 1 thru 14 are outstanding will be addressed on the plan.

Stormwater Management is under review with CSD.

Discussion on how to limit the Cloverleaf Rd. rear entrance to Sheetz access by tractor trailer trucks. Motion by Charles Zitnick 2nd by Rob Fogle to recommend conditional approval of the Preliminary /Final Land Development Plan based on C.S.Davidson's comments letter dated October 22nd 2018 be addressed. With the administrative changes that recommends an addition of 2 waivers, waivers 1 thru 6 having #2 withdrawn and #7 no action, an internal directional signage plan and a full Stormwater review by C.S.Davidson addressed. See Attached. Motion carried. Vote recorded 4-0

ADJOURNMENT: Meeting adjourns at 7:55PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld
Acting Secretary

