

John J. Graybill  
Chairman  
534-2812

Jay M. Brandt  
367-3667

John D. Rochat  
Vice-Chairman  
533-3831

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**CONEWAGO TOWNSHIP  
BOARD OF SUPERVISORS**

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Shirley Bretz  
Township Secretary

Dolores Kuntz  
Assistant Secretary/  
Treasurer

**October 9, 2002**

**BOARD OF SUPERVISORS MINUTES**

The Conewago Township Board of Supervisors held their regular monthly meeting, Wednesday, October 9, 2002. Those present were:

John Graybill	John Rochat	Jay Brandt
Dolores Kuntz	Shirley Bretz	Jon Yost
Max Shradley	Frank Chlebnikow	Tom Rumpf, The Sun
Rosalie Sarfert	Greg Hill	John & Dawn Koser
Mike Cairns	Gerry Boltz	Joel Buckley
Steve Dowhower	Jerry Dowhower	Gary Burk
Ed Stahlnecker, HRG	Ken & Jane Ulrich &	Craig Cox
Jean Messner	Family	

The meeting was called to order by Chairman John Graybill at 7:30 P.M.

**MINUTES - September 11, 2002** - A motion by Rochat, second by Graybill to approve the September 11, 2002 minutes as submitted. Motion carried

**TREASURER'S REPORT - September 30, 2002** - A motion by Rochat, second by Brandt to approve the Treasurer's Report dated September 30, 2002 subject to audit. Motion carried.

**EXPENDITURE REPORT - October 9, 2002** - A motion by Graybill, second by Rochat to approve the expenditure report dated October 9, 2002 in the amount of \$55,466.61. Motion carried.

**SUBDIVISION/ENGINEERING FEES & PLAN STATUS REPORTS** - Billing all up-to-date. Submitted bills for subdivision/engineering fees to Greg Hill, Custom Homes (Dowhower Subdivision), and Penn Hershey Sports Training Center.

**PLANNING COMMISSION MINUTES - September 30, 2002** - For review only.

**PUBLIC COMMENTS:** Tim & Deb Jelliff, 1323 Mapledale Road, Elizabethtown Barking dog complaint - The Jelliffs complained about their neighbors (Ken Ulrich, 1321 Mapledale Rd.) barking dogs. The Jelliff's brought in another report of activity of dogs barking continually all hours of day and night. The zoning office visited the Ulrichs and

**PUBLIC COMMENTS, Continued:** suggested they attend this meeting. The Ulrichs have 5 dogs, but only 2 of them are outside occasionally. The State Police were called by Jelliffs on September 14, 2002, but the Ulrichs claim they called and that's not the correct date. They say Mr. Jelliff shot a BB gun at their son who is not well and also stated they live in a row of duplex homes and other dogs are barking. Mrs. Ulrich does not know how they can tell which dogs are barking. There could be some other issues involved in this situation, so the Zoning Officer will talk with the Jelliffs and document what's happening and action will not be taken unless the Zoning Officer experiences dogs barking, and or the Jelliffs state that their activity report is true and accurate. The Zoning Officer will have an update at the November 13, 2002 meeting.

**Rosalie Sarfert** - There was an article in The Sun regarding a million dollar grant from Dauphin County for Road Improvement in Derry Twp. Funds are to be used to conduct engineering feasibility study for Rt. 743 from Hershey Park Drive south to Pa. Turnpike. Her concerns were are they trying to put a turnpike exit in our township again.

She spoke to Board of Elections Office regarding the petition to increase Board of Supervisors to five. This is to be on ballot for November election she wanted to know when all township residents are going to be notified. This is a referendum as a result of citizens of Conewago Twp. and not action taken by the Board of Supervisors. The Sun will put it in the paper before election day.

She read in the paper where the Lower Dauphin Regional Planning Group is working on the development of a regional comprehensive plan for the five municipalities of the Lower Dauphin School District. South Hanover has dropped out. The Board of Supervisors agreed to participate to see where the plan goes, and reserves the right to reject or accept this plan.

**PROPERTY MAINTENANCE CODE** -The solicitor is working on finalizing a Property Maintenance Code and Dangerous Structures Ordinance which will be combined into an Ordinance for Conewago Twp.

**ACT 537 - STATUS REPORT** - Kim Bloom, DTMA called to say they are still working on right-of-ways. Bids will be advertised in October and, hopefully, awarded in November-December 2002. Construction for sewage is expected to begin January, 2003 and hopefully completed in 18 months. There are a total of 190 existing properties plus 72 properties in Dowhower Subdivision. Sewage lines will run from Laurel Drive to Sandhill Road to Roundtop Road to Steinruck Road. Homeowners are concerned about their wells and would like have delivery of water to Conewago Township. Roachat made a motion to send letter to PA American Water Co. stating the Board supports delivery of water to Laurel Woods area of Conewago Township. Second by Graybill. Motion carried.

**ACT 537 - STATUS REPORT, CONTINUED** - Questions were ask where to put lateral when sewage starts. The engineer said DTMA strongly recommends you consult your plumber, and based on where your current line comes out of house they can recommend where to put lateral. Residents will be able to put stake in ground and say this is where I want my lateral. The solicitor and engineers met with Ralph Watters to make sure the Agreement with Deny Twp. is fair to Conewago residents. They will have a rough draft to the Board of Supervisors, prior to awarding bids and will provide them with cost issues.

**OLDS MANAGEMENT PROGRAM - Reminders for Area 3 - Year 2002** – As of October 9, 2002 we received 36 Land Only and 79 Inspection/Pumping Reports which is a total of 115. **Area 2 -Year 2001.** We still have 12 residents who have not responded to reminders for Inspection/Pumping Reports, which were due end of 2001. The solicitor will send letters for those residents to the District Justice next week.

**LOWER DAUPHIN REGIONAL PLANNING COMMITTEE:** Next meeting is October 23, 2002 at 7:00 P.M. at Lower Dauphin Middle School.

**JEAN PARMER/MICHAEL CAIRNS - Land Development Waiver** - 5525 Ridge Rd. Jean Parmer is planning to build a 1058 sq. ft. addition connecting the house to the rear garage which will include a season porch, master bedroom, bath, closet, a foyer with a powder room and a full basement. The Planning Commission recommends the waiver request subject to stormwater control and we receive written comments from Sewage Enforcement Officer concerning the septic system. Engineer will send memo regarding stormwater issues. Motion by Brandt to grant waiver with written comments from engineer in reference to stormwater. Second by Rochat. Motion carried.

**JOHN & DAWN KOSER - Land Development Waiver** - 523 Koser Road - Ag Zoning Mr. & Mrs. Koser are planning to build a 7,800 Sq.Ft. addition to an existing building which will be used for offices, storage, warehouse and auctions. The Planning Commission recommend NOT to grant the waiver request due to non-conforming in the Agriculture District, existing building is non-conforming regarding the front yard setback, it is in the floodplain, and it exceed 50% of the current building. Zoning is also an issue. Motion by Rochat to deny waiver for Koser Land Development Plan. Second by Graybill. Vote 2 yes, Brandt no. Motion carried. Their next step is to determine where building is located on Floodplain Map and if it is, they need to address developing in a floodplain.

**DOWHOWER PROPERTY** - Preliminary Subdivision Plans - Residential Suburban Roundtop and Steinruck Roads

In response to the discussions at the September 11, 2002 Board of Supervisors meeting, the plans and waiver requests have been modified as follows:

**1. Section 504.2 - Blocks** - This section of the ordinance requires that blocks shall not be less than six hundred (600) feet in length. **The waiver of this section of the ordinance has been withdrawn.** Street "D" has been removed from the plans. As a result of this revision, one lot (Lot 57) has been lost and is no longer shown on the plans.

**2. Section 510.1 - Recreation and Open Space** - This section of the ordinance requires that all residential subdivisions or land development plots shall provide suitable and adequate recreation space. The ordinance requirement for recreation space is 1,500 S.F. per single-family residential lot. The recreational space required for this development is 2.48 acres for 72 residential lots. **A waiver of this requirement is being requested to provide 1.89 acres of recreational space (Lot 63), as well as a fee-in-lieu of land dedication for the remaining 0.59 acres to meet the requirements. The 0.59 acres represents 17 lots of 1,500 S.F. per lot. The developer proposes an amount of \$500/lot or \$8,500 for the fee-in-lieu which shall be placed in an escrow account available to the Homeowners Association for development of the recreational area as discussed at the September 11, 2002 Board of Supervisors meeting.** Motion by Rochat to Waive Section 510.1. in addition to providing (Lot 63) 1.89 acres for recreational use and a fee-in-lieu of remaining .59 acres of \$15,000., to Homeowners Association to own and operate, but to be held in escrow account by township. Developer will pay as 15 lots are sold. Second by Graybill. Motion carried.

**3. Section 606 - Curbs** - This section of the ordinance requires that curbs and/or gutters shall be installed within all subdivisions or land developments. **A waiver of this section of the ordinance is being requested for curbing along Roundtop Road to the west of the proposed Street "A" intersection only. The developer agreed to provide a contribution to the Township equal to the construction cost to install said curbing.** Motion by Rochat to Waive Section 606, developer agreed to \$5954. (\$13/per Linear Ft.) to be held in escrow by township for traffic safety and public improvement in that vicinity. Second by Graybill. Motion carried.

**4. Section 607 - Sidewalks** - This section of the ordinance requires the installation of sidewalks within all subdivisions or land developments. **A waiver of this section of the ordinance is being requested for sidewalks along Roundtop Road only. The developer agreed to provide a contribution to the Township equal to the construction cost to install said sidewalk.** Motion by Rochat to Waive Section 607, developer agreed to contribute \$11,776. to be held in escrow by township for public improvement in that vicinity. Contribution will be paid at time bond posted. Second by Graybill, Motion carried.

**Dowhower Property. Continued**

**5. Section 613 - Existing Road Improvements** - This waiver is being modified to request that the section of Roundtop Road to the east of the proposed Street "A" intersection receive a partial widening of four feet as shown on the revised Preliminary Plans and on the Roundtop Road Widening Exhibit. Curbing shall be installed along this portion of road as discussed at the September 11, 2002 Board of Supervisors meeting. Motion by Rochat subject to engineer approval to put amount of money equal to 3 ft. widening in escrow to be used for public improvements in that vicinity. Second by Graybill. Motion carried.

**6. Section 605.1.b - Storm Sewers** - This waiver request has not changed SLPP/HDPE IS PROPOSED instead of CGMP. Reinforced concrete pipe crossings have been provided on Roundtop Road, which exceeds the ordinance requirements. Waiver to install plastic rather than corrugated metal pipes - better quality and lower maintenance. Motion by Brandt to approve Section 605.1.b subject to review of corrugated metal pipes, plastic or concrete by builder. Will decide this waiver in final plan. Second by Rochat. Motion carried.

**Preliminary Subdivision Plan** - Motion by Rochat to approve the Preliminary Subdivision Plan subject to engineers comments and subject to storm sewer pipe approval on Final Plan. Second by Graybill. Motion carried.

**DONATION TO FIRE COMPANIES** - Motion by Rochat to make our annual contribution of \$6,000 each to the five fire companies that serve our township for the Year 2002. Second by Brandt. Motion carried.

**SEXUALLY ORIENTED BUSINESS (SOB) ORDINANCE** - Rochat ask the zoning officer if sexually oriented business ordinance also include industrial district and apartments. The zoning officer will update this ordinance at next meeting.

John Rochat ask again that the following ordinance items be reviewed and followed through for next meeting for developing subdivisions for future purposes. It was agreed by Zoning Officer and Engineer to make recommendation to Board:

1. Review ordinance on pipes, possibly to require concrete pipes.
2. Review Sidewalks & Curbing, compare our ordinance to PENNDOT's requirements for exterior roads.
3. Review Sidewalks & Curbing within development regarding that the property owners maintain them.

Review Ordinances, Continued

4. Review Street Cut.
5. Review Road Occupancy
6. Recreational Parks - Park Plan for township for either private or public park. Motion by Rochat to draft Park Plan. Second by Graybill. Motion carried.

Motion by Graybill to adjourn meeting 10:15 P.M., second by Rochat. Motion carried.

Submitted by,

Shirley Bretz  
Township Secretary

**Notes:** *Conewago Online* is not affiliated with the township government.  
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Revised: 01/26/2006 11:00 am.