

John J. Graybill
Chairman
534-2812

Jay M. Brandt
367-3667

John D. Rochat
Vice-Chairman
533-3831

**CONEWAGO TOWNSHIP
BOARD OF SUPERVISORS**

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Shirley Bretz
Township Secretary

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Assistant Secretary/
Treasurer

March 12, 2003

BOARD OF SUPERVISORS MINUTES

The Conewago Township Board of Supervisors held their regular meeting Wednesday, March 12, 2003. Those present were:

John Graybill	John Rochat	Jay Brandt
Dolores Kuntz	Shirley Bretz	Jon Yost
Frank Chlebnikow	Max Shradley	Scoop, The Sun
Joel Buckley	Ralph Watters, DTMA	Jeff Foreman, Atty. DTMA
Todd Kreiser	Gerry Boltz	John D. Payne, StRep.
J. Garling, Conewago Place	Rosalie Sarfert	Cathy Scott
Jay Book, Watershed	Jeff Reitz	Joan Tyburski
Chantal D. Atnip	Ed Stahlnecker, I-IRG	Greg Hill, KCHomes
Lt. Tom Barkdoll, Troop H	Gerritt Betz	Gary Burk
Jay Zeigler	Ronald & Sue Knotts	Mr. & Mrs. McCorkle
Lynn Shope, Boy Scout Troop 65 (10 to 14 Boys, Earning Citizenship Award)		

MINUTES OF February 12, 2003 - Motion by Rochat second by Graybill to approve the February 12, 2003 minutes as submitted. Motion carried.

MINUTES OF SPECIAL MEETING February 19, 2003 - Motion by Rochat second by Brandt to approve the February 19, 2003 minutes as submitted. Motion carried.

TREASURER'S REPORT — February 28, 2003— A motion by Brandt second by Rochat to approve the Treasurer's Report dated February 28, 2003, subject to audit. Motion carried.

EXPENDITURES REPORT — March 12, 2003 — Motion by Rochat second by Brandt to approve the expenditure report dated March 12, 2003 in the amount of \$35,872.98. Motion carried.

SUBDIVISION/ENGINEERING FEES & STATUS REPORTS - Billing all up-to-date. Sent second reminder to Mt. Calvary Church.

PLANNING COMMISSION MINUTES - February 24, 2003 - For review only.

PUBLIC COMMENTS - JOHN PAYNE - STATE REPRESENTATIVE - Mr. Payne commended and encouraged the Boy Scouts of Troop 65 and said he would love to give each and everyone of them a citation from the House of Representative for Eagle Scout. He is here to serve local municipalities, as he did when he was Commissioner, and wanted to drop-off card, with phone numbers, addresses, web page, where he can be contacted. Mr. Payne is on five committee's: Local Government, Liquor Control, Inter-Government Affairs, Policy, and Tours and Recreation.

LT. TOM BARDKDOLL, STATE POLICE TROOP H- He also commended the Boy Scout Troop and said the Eagle Scout Award is a very prestigious award. He is Commander of Troop H and oversees criminal investigations at seven stations, which covers 6 counties. He likes to work closely with Township Supervisors on any problems that may arise in the township. Once a year he does a report on State Police responses. Dauphin County had 10,945 incidents and Conewago had 280. This township does not have a lot of incidents.

CONEWAGO WATERSHED — Jay Book - We are very active group and have had programs showing us and public how healthy the streams are. They would like to get the streams back to what they were years ago, which would go all the way to the river. They also had several cleanup days along Aberdeen Mills Road with large pickup items. Chesapeake Bay plans to work with landowners along streams and will fund experimental grass. Clean & Green money will be used to put furrowing strips along stream to keep cattle out.

JAY ZEIGLER — DIESEL FUEL SPILL — On January 4, 2003 he had the misfortune of a diesel fuel spill from Steve Hein's General Store through Hall's Explosive onto Mr. Zeigler's swale and all the way through his property. DEP is involved and requesting a cleanup from owner Galen Shelley. The reason he is here is because DEP brought to his attention there is a sewer drain four feet from diesel pump. Mr. Zeigler would like to see this problem removed and corrected to run directly into retention pond. Rochat requested the Engineer to check into the retention pond and Supervisors suggested the property owner be required to contain fuel spills on site to a separate system.

RON KNOTT'S — MCCORKLE PARCEL No. 22-9-41 — The Knott's purchased this property in Conewago Twp. in August, 2002. This parcel is listed on Dauphin County Map as one parcel and was being sold as three separate lots. There have been several executive sessions on legal aspects of this property. The solicitor is doing research at Courthouse on this parcel, and there are some missing records at the County. He will have a response by next Board of Supervisor's meeting.

PROPERTY MAINTENANCE ORDINANCE - The Solicitor said the property maintenance ordinance is still on hold.

DTMA STATUS REPORT — Ralph Watters didn't have anything new to add to what he previously reported. The solicitor for DTMA, our solicitor and Ralph Watters have been exchanging draft proposals and the agreement is in the final stages. Since DTMA would like to setup bids by March 24, 2003, the BOS needs to advertise for a special meeting on March 19, 2003 at 7:30 for residents with possible funding from PENNVEST to get the best financing available. The BOS got new information from HRG that PENNVEST is a viable option and ownership of the system may become an issue. When agreement is ready for adoption it will than be open to a public meeting before agreement is signed.

SELECTIVE INSURANCE INC. —Recommendation for Gasoline Cans & Salt Storage Shed with Allen Chubb Insurance Agency — John Eakin, Loss Representative visited our facility on January 23, 2003 to complete the loss control survey of our premises and operations. He made the following recommendations: 1. There are four gasoline cans sitting on the floor in the garage area. Recommended we purchase a U.L. approved flammable liquid storage cabinet for the storage of all flammable materials that may be stored or kept in garage area. 2. The salt storage shed is Deteriorating from the salt that is stored in it. The wood is deteriorating and the lower wall is buckling out and is ready to break. Recommend that this shed be repaired or replaced as soon as possible. Allen B. Chubb Insurance Agency letter dated January 28, 2003 stated that under the conditions of the insurance contract with Selective Company, we are required to complete the recommendations. Failure to respond could result in non-renewal or cancellation of our policy. Rochat suggested we set a deadline to remedy these two recommendations as soon as possible.

BATZ GORNIK - PREMILINARY/FINAL SUBDIVISION PLAN - (grounds toward Campbelltown) Schoolhouse and Bachmanville Roads, Hershey

The Batz (Formerly Batz/Gornick) Final Subdivision Plan was initially reviewed at the January 27, 2003 Planning Commission meeting. The second submission of the plan has been reviewed under the Conewago Township Code of Ordinances, Ordinance No. 1997-1, dated January 7, 1997, as amended. The original comments that have been addressed have been deleted and the original comment number has been retained for ease of review. The following comments are offered based on the engineers review:

SUBDIVISION AND LAND DEVELOPMENT - CHAPTER 22

1. Waiver of the Preliminary Plan Submission, Section 403.1 must be granted by the Board of Supervisors prior to approval of the plan.
2. 407.1 A.(3) — Survey monuments shall be shown. A minimum of 3 concrete monuments should be set. These monuments should be labeled on the plan or added to the legend.

- 3.
4. 407.1 .A.,(5) and (6) — The certification of title and the dedication of rights-of-ways must be signed and notarized.
5. 407.1.A.(17) — Erosion and sedimentation plan approval from the Dauphin County Conservation District should be received prior to final approval or a written request for a waiver should be received and approved.
- 6.
7. 407.1 ..A.(20) (b) — Add cross section of existing street showing the proposed widening, shoulder curb, and sidewalk in accordance with Sections 606, 607, and 613.
- 8.
9. 407.1 .A.(20)(f) — A copy of the Department of Environmental Protection planning module approval must be submitted or the exemption approved by the Township SEO. This was signed by SEO and Chairman of BOS and mailed 3-14-03.
- 10.
11. 606 — Curbs are required along all streets unless a written request for a waiver is received and approved.
12. 607 — Sidewalks are required along all streets unless a written request for a waiver is received and approved.
13. 613 — Existing streets shall be widened to the Township requirement, including shoulders, unless a written request for a waiver is received and approved.

They are requesting the following waivers:

1. Preliminary Plan Submission, Section 403.1: since the project involves one (1) new lot and no new streets, they feel a waiver is in order.
2. Street Cross-Sections, Section 407.1 .A.(20)(b): the project is a simple two (2) lot subdivision and may not warrant extensive improvements.
3. Curbs, Section 606; Sidewalks, Section 607; and Existing Street Widening, Section 613:
since these items are generally grouped together, we are requesting a waiver of said items due to the rural area of the project.

Motion by Rochat second by Graybill to grant waivers Preliminary Plan for Batz/Gornik Subdivision.

Motion carried.

Motion by Rochat second by Brandt to table the plan until the next meeting. Motion carried.

BATZ SUBDIVISION — They are requesting time extension (July 24, 2003 for planning process of this plan. Due to the temperature and present amount of snow the soils test for the subsurface sanitary system cannot be performed.

GARY W. & PATRICIA A. BURK — Final Minor Re-subdivision Plan, 2840 Chestnut Road, Elizabethtown, Zoned — Residential Suburban

This parcel is a 4 lot subdivision. 1 lot will be an add on to an adjacent landowner and other 3 lots will be new residential lots along Chestnut Road.

The Gary W. and Patricia A. Burk Final Subdivision Plan was initially reviewed at the February 24,

2003 Planning Commission Meeting. The plan has been reviewed under the Conewago Township

Code of Ordinances, Ordinance No. 1997-1, dated January 6, 1997, as amended. The following comments are offered based on review by township engineer:

SUBDIVISION AND LAND DEVELOPMENT-CHAPTER 22

1. The Board of Supervisors must grant Section 403.1 waiver of the Preliminary Plan Submission, prior to approval of the plan. A motion by Rochat second by Graybill to approve Preliminary Plan.
2. 497.1.A.(3) — Survey monuments shall be shown. A minimum of 3 concrete monuments should be set.
3. 407.1(4) — Seal of the professional certifying the accuracy of the plan should be shown and signed.
4. 407.1 .A.(5) and (6) — The certification of title and the dedication of rights-of-way must be signed and notarized.
5. 407.1.A.(17) — Erosion and sedimentation plan approval from the Dauphin County Conservation District should be received prior to final approval or a written request for a waiver should be received and approved.
6. 407.1 .A.(20)(b) — Add cross-section of existing street showing the proposed widening, shoulder, curb, and sidewalk in accordance with Sections 606, 607, and 613.
7. 407.1 .A(20)(d) — A letter from DTMA indicating they will supply service is needed.
8. 407.1 .A(20)(f) — A copy of the Department of Environmental Protection planning module approval must be submitted or exemption approved by the Township SEO. A motion by Rochat second by Graybill to send Burk Planning Module to DEP.
9. 407.1 .A.(20)(j) — A new deed for the combined property of Grove must be prepared, approved by the solicitor, executed and submitted to the solicitor before recording of the plan. The deeds will be recorded along with the plans.
10. 606 — Curbs are required along all streets unless a written request for a waiver is received and approved.
11. 607—Sidewalks are required along all streets unless a written request for a waiver is received and approved.
12. 613. Existing streets shall be widened to the Township requirements, including shoulders, unless a written request for a waiver is received and approved.
13. Where were the available sight distances taken? Please show the available and the required sight distances for each of the driveway.

GARY & PATRICIA BURK FINAL SUBDIVISION PLAN. Continued

14. Revise the plan title to read "Final Subdivision Plan".
15. Is the pond shown on Lot 2 existing or proposed? Dam was broken. Gary Burk said he contacted the Army Corps of Engineers about filling in the dam and digging deeper and keeping as a pond.

The Burk's are requesting a waiver of the following requirements as recommended by the Planning Commission at their February 24, 2003 meeting:

1. 407.1 .A.(20)(b) — Add cross section of existing street showing the proposed widening, shoulder, curb, and sidewalk in accordance with sections 606, 607 and 613.
2. 606 - Curbs are required along all streets unless a written request for a waiver is received and approved.
3. 607 — Sidewalks are required (same as 2).
4. 613 — Existing streets shall be widened to the Township's requirement.

Brandt is requesting widening of streets because our ordinance requires widening and the traffic flow warrants it. Mr. Burk would like the BOS to do a site view of his property at their convenience. A motion by Brandt second by Graybill to table the plans and waivers until next meeting. Motion carried.

CONEWAGO PLACE - FINAL LAND DEVELOPMENT PLAN 424 Nye Rd..
Hummelstown. Zoned — Residential Suburban

Conewago Place is proposing to add a 3,094 sq. ft. addition to their present building which will be used mostly for offices, storage, conference room, counseling, computer lab and bedroom space. This is a conforming use building and may only increase by 50%. The maximum number of beds allowed will be 69.

The Conewago Place Final Land Development Plan was initially reviewed at the January 27, 2003. Planning Commission meeting. The second submission (February 24, 2003) of the plan has been reviewed under the Conewago Township Code of Ordinances, Ordinance No. 1997-1, dated January 6, 1997, as amended. The original comments that have been addressed have been deleted and original comments numbers have been retained for ease of review. The following comments are offered based on the township engineers review:

SUBDIVISION AND LAND DEVELOPMENT - CHAPTER 22

1. Waiver of the Preliminary Plan Submission, Section 403.1 must be granted by the Board of Supervisors prior to approval of plan
2. 407.1 .A.(5) — The certification of title must be signed and notarized.
- 5a. 407.1 .A.(1 3) — The building setback lines should be added to the plan. Correct the setback along Nye and Church Roads to 40 feet.
5. 407.1 .A.(17) — Erosion and sedimentation plan approval from the Dauphin County Conservation District should be received prior to final approval or a written request for a waiver should be received and approved.
7. 407.1 .A(20)(D) — provides certificates from utility companies to supply service.

CONEWAGO PLACE FINAL LAND DEVELOPMENT PLAN, Continued

8. 407.1.A.(20)(f) — A copy of the Department of Environmental Protection planning module approval must be submitted or the exemption approved by the Township SEO and/or Deny Township Municipal Authority. (Need a letter from DTMA)

ZONING REVIEW - CHAPTER 27

Conewago Place is a valid pre-existing non-conforming use. Section 1103 of the Township's Zoning Ordinance permits extension or enlargements of nonconforming uses. (Going from 46 to 58 Beds) Specifically, Section 1 103.A states that the extension or enlargement shall conform to the height, area, yard, and coverage regulations of the district in which it is located. Extension or enlargements shall not exceed (50) percent of the area or building which is in non-conformity at the date of enactment of the Ordinance.

A motion by Rochat second by Brandt to table Conewago Place Land Development until next meeting.

HILLS OF WATERFORD - FINAL LAND DEVELOPMENT PLAN - Roundtop and Steinruck Roads

This is a subdivision plan of 61 .5749 acres which is being subdivided into 83 lots. (73 lots in Conewago Township and 10 lots in Londonderry Township.

Nothing new on this plan, see attached February 12, 2003, Board of Supervisors Meeting.

Model Home - Ordinance allows us to grant permit for Holding Tank, but not until we receive notice to proceed from contractors. Approval is contingent upon, agreement with DTMA, and when sewage is available, holding tank must be removed and that no one may reside in that home. The plans with Londonderry are: Need the Intermunicipal Agreement, Study of Intersection of Roundtop & Steinruck Rd., Contribution for Improvement and all these items should be taken at their next meeting. The township needs a copy of NDPES from county, the engineer will see we get a copy. Motion by Rochat second by Graybill to send Planning Module to DEP. Motion carried.

Motion by Rochat second by Graybill to approve Final Land Development — Hills of Waterford contingent to the following items:

1. No Building Permits will be issued with the exception of the Model Home until public water and sewage is available in the subdivision.
2. The condition street naming will be approved by Elizabethtown Post Office and addresses should every 25ft,
3. The condition of Solicitor's approval of the Homeowner's Association Document.
4. That the Sewage Planning Module be approved by DEP.
5. That the Final Land Development Plan be approved with Londonderry Twp.
6. That the right-of-ways be completed with Developer & DTMA..
7. That financial security be approved and submitted to the township.
8. That Erosion Sedimentation control be submitted for approval.

HILLS OF WATERFORD Continued

9. That the plan be properly signed by owner and professional.
10. That the developer will install concrete pipes at all storm water cross pipes under road system.

Motion carried.

Shelly Property along Rt. 743 The engineer contacted Galen Shelly concerning the status of the information requested last fall. Mr. Shelly has submitted the building permit application for the stormwater system work and continued filing of the lot. There are two (2) items still needed for the permit to be issued. The first is the PENNDOT highway occupancy permit for the driveway and activity on the lot. The second is the approval of the erosion and sedimentation plan for the proposed work. Mr. Shelly indicated that he is leaving on March 12, 2003 and will be out of the area until the end of March. He indicated that he believed he had submitted all needed information and he assured the engineer that he would pursue the needed permits upon his return. The engineer will followup on his progress in April.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) - Permit to discharge stormwater from your municipal Separate Storm Sewer System (MS4) is due March 10, 2003. Report was submitted with a waiver request which give us a 5 year extension. Report was delivered March 10, 2003 by engineer

GEORGE GIANGI CALLED REGARDING FEDERAL EVALUATION EXERCISE ON APRIL 22. 2003 AROUND 6:00 PM.

Motion by Rochat second by Graybill to adjourn at 10:30 PM. Motion carried.

Submitted by.

Shirley A. Bretz
Township Secretary

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