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**CONEWAGO TOWNSHIP
BOARD OF SUPERVISORS**

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March 31, 2008

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, March 31, 2008. Those present were:

Dolores Kuntz	John Davidson	Todd Smeigh
Peter Czuday	Max Schradley	Jeff Reitz
Kent Bachmann	Diane Myers-Krug	Ray Brace
David Coble	Sally Capp	Gilbert Petrina
Harry Rozanski	Lamar Koser	
Ralph Hoerner		

The meeting was called to order at 7:30 P. M. by Vice-Chairman David Coble.

The AGENDA Items were reviewed with one addition, Sally Capp & Lamar Koser.

MINUTES – February 25, 2008 – A motion by Rozanski second by Bachmann to approve the minutes of February 5, 2008 as presented. Motion carried.

ROY E & FRANCES A SAUDER – Final Subdivision & Land Development Plan – Ag Zoning

Beagle Road, Elizabethtown

This plan is approximately 204 acres which is located in Londonderry Township with the exception of road frontage for two building lots along Beagle Road. Both homes most likely will be built in Londonderry Township, however, the driveways front along Beagle Road. Driveway permits will be issued thru Conewago Township. **Waivers** for Preliminary Plan, Contours, Curbs, Sidewalks, and Road Improvements have been recommended for approval at the February 25, 2008 meeting.

A motion by Bachmann second by Hoerner to recommend approval of the plan after they meet all the comments on the Township Engineer's report dated March 27, 2008 and Dauphin County's report dated February 20, 2008. Motion carried.

RAYMOND & PATRICIA BRACE – Land Development Plan Waiver Request – Residential Country
945 Cedar Road, Hershey Tax Parcel # 22-2-021

Mr. Brace is proposing to build a 28'x42' (1176 sq ft) three (3) car garage which will be attached to his house with a breezeway in the RC Zoning District. The garage will be used for personal use. A motion by Rozanski second by Bachmann to recommend approval of the Land Development Plan Waiver request subject to meeting the zoning and stormwater requirements. Motion carried.

ABERDEEN MILLS – Conditional Use Application in the Ag Zoning District. Tax Parcel #22-18-38

Lot-2A is located on the corner of Mill and Hertzler Road and is located in the Ag Zoning District. When Aberdeen Mills was subdivided, they could not get 2 percs & probes on this lot. Now they have 1 suitable perc & probe and an on-lot conventional treatment system which will be discharged into the stream. They are requesting to build a house in the Ag Zoning District. A motion by Bachmann to table this request until we have more information. Second by Hoerner. Motion carried.

JOHN N HERTZLER – Zoning Variance in the Ag District

676 Hertzler Road, Elizabethtown Tax Parcel #22-18-7

Mr. Hertzler is proposing to subdivide his farm located in the Ag Zoning District. He is proposing to subdivide the house, barn and out building with 6 acres. Lots in the Ag Zoning district are only allowed to be 3 acres. There will be a Zoning Hearing on April 24, 2008. We feel there is no hardship. We have no other comments for the Zoning Hearing Board.

ROBERT E SR. & MARILYN J GRAYBILL – Final Subdivision Plan - Ag & Residential Country
Zoning District – 745 Gates Road, Hershey Tax Parcel #22-2-10, 22-2-54, & 22-2-76

The Graybills have entered into an agreement with the HersheyTrust to purchase their approximate 72 Acres. Part of the agreement is that the Graybills will keep 6 acres which will be attached to the dwelling along Gates Road. Three acres is the maximum lot size in the Ag Zoning District.

WAIVERS: A motion by Bachmann second by Hoerner to recommend to approval of the following waivers: Section 403.1.(A).(1) – Erosion and Sedimentation Control

Section 507 – Storm Water Management

Section 510.2.D – Recreation and Open Space

Section 606 – Curbs

Section 607 – Sidewalks

Section 613 – Road Improvements

Section 403.1.A. (A(2).(d) – Location of wooded area (could not locate the wooded area near Pond)

Section 405 – Preliminary Plan

Section 403.1.(A).(2).(e) – Contours

Motion carried.

SUBDIVISION PLAN – A motion by Bachmann second by Czuday to table the Subdivision Plan for Robert & Marilyn Graybill until next month. Motion carried.

SALLY CAPP – Inquiry - Ag Zoning District

Sally Capp inquired about subdividing her farm located along Mapledale Road. Selling part of the farm and keeping a portion to build a house and barn. This was an inquiry only therefore no action taken.

REAPPOINTMENTS: Dolores Kuntz and Ralph Hoerner terms will expire April 30, 2008. Both Dolores and Ralph expressed interest in continuing to serve another 4 years. A motion by Rozanski second by Czuday to make recommendation to the BOS to reappoint both Dolores Kuntz and Ralph Hoerner to another 4 year term which will expire April 30, 2012. Motion carried.

A reminder of the Comp Plan meeting on April 2, 2008 at 7:00 P.M.

Next Planning Commission meeting will be Monday, April 28, 2008.

A motion by Bachmann second by Rozanski to adjourn at 8:55 P.M. Motion carried.

Submitted by

Dolores Kuntz,
Planning Commission Secretary