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**June 2, 2008**

**PLANNING COMMISSION MINUTES**

The Conewago Township Planning Commission held their regular monthly meeting on Monday, June 2, 2008. Those present were:

|                |  |                               |
|----------------|--|-------------------------------|
| Dolores Kuntz  | John Davidson                                  | Joe Eisenhauer – Light-Heigel |
| Peter Czuday   | Frank Chlebnikow                               | Jim Hartman- Light-Heigel     |
| Kenneth Grubb  | Diane Myers-Krug                               | Richard Leininger             |
| David Coble    | Tim Wakefield                                  | Ashley Bucks                  |
| Ralph Hoerner  | Paul Zimmerman                                 | Curtis Bucks                  |
| Harry Rozanski | Kenton Kreider                                 | David Kinsley                 |
| Kent Bachmann  | Eric Kaylor – Lake Roeder Hillard & Associates |                               |

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

**The AGENDA Items** were reviewed and added Richard Leininger Conditional Use Inquiry.

**MINUTES –April 28, 2008** – A motion by Czuday second by Hoerner to approve the minutes of April 28, 2008 as written. Motion carried.

**JEAN K ZELL** – Final Minor Subdivision Plan – Ag Zoning

3519 Mill Road, Elizabethtown – Tax Parcel # 22-12-13

This plan is located in the Ag Zoning District. A Conditional Use Hearing was held on March 12, 2008 and approved for 3 building lots in the Ag Zoning District. The farm is approximately 142.5 total acres. A motion by Bachmann second by Hoerner to recommend approval of the plan, subject to the Dauphin County’s review dated 4/15/08 and subject to the Township Engineer’s comments dated June 2, 2008. (Waivers for Preliminary Plan, Curbs, Sidewalks, & Road Improvements have been recommended for approval by the Planning Commission on April 28, 2008) Motion carried.

**PAUL E & BRENDA J ZIMMERMAN** – Minor Subdivision Plat – Lot 7

Valley & Mapledale Roads, Elizabethtown Tax Parcel # 22-014-053 & 22-014-055

This farm was recently subdivided. Today they are requesting to combine Lot #3 (1.666 acres) with a portion of Lot #7 (11.984 acres). This is the whole field on the corner of Mapledale and Valley Roads. Total acres of the new lot will be 13.644 acres to create a farm. This is a new subdivision plan rather than a revised plan which was only submitted to us tonight. A motion by Bachmann second by Coble to table the plan in order for the Township Engineer to review the plan. Motion carried.

**LAMAR B & DENISE KOSER** – Final Subdivision Plan – Residential Country

2535 Mill Road, Elizabethtown (corner of Hill & Mill Rds) Tax Parcel # 22-018-3 & 22-018-35

The purpose of this subdivision is to change lot lines. Lot #1 will be added to an existing adjacent lot, Lot #2 will be downsized, and lot #3 will be increased in size. Waivers have not been requested except the notes on the plan. Please formerly request waivers. A motion by Hoerner second by Rozanski to table the plan in order for the applicant to make changes per Township Engineer's comments dated 6/2/08. Motion carried.

**DONALD E & DEBORAH L PARMER** – Final Minor Subdivision Plan- Residential Country Zoning

2501 Chestnut Road, Elizabethtown Tax Parcel # 22-005-009

Mr. Parmer is creating a residential lot where his house sets with 2.552 acres. The remaining plot is 17.353 acres. At this time there are no plans to build a new dwelling. He is applying to DEP for a non-building Declaration. (Does he need to hook up to DTMA or do a soils testing on the remaining grounds?) His engineer will check this out. A motion by Bachmann second by Hoerner to table the plan until the next meeting in order to do soil testing or hookup to DTMA and Township Engineer's comments are corrected. Motion carried.

**GEORGE E., JR. & MINNIE E HEILNER** – Final Subdivision Plan – Residential Country Zoning

Chestnut Road, Elizabethtown – Tax Parcel # 22-008-002

Mr. Heilner is subdividing 23 acres. There are 3 lot additions to adjacent neighbors, 2 new building lots, and the residual lot. Soils testing was completed on the new lots & residual lot. A motion by Coble second by Czuday to table the plan in order for the Township Engineer's comments dated June 2, 2008 are addressed. Motion carried.

**KENTON KREIDER** – Inquiry – Replace house with doublewide Mobile Home. Residential Country  
4246 Roundtop Road, Elizabethtown. Tax Parcel # 22-006-039

Mr. Kreider recently purchased this property and the house is in bad need of repair. He is thinking about tearing the house down and replacing it with a doublewide. He checked his measurements and now has determined that he should have the proper side yard measurements. We informed him that he needs to comply with the Township's building codes and Zoning issues etc. No action taken.

**RICHARD & ORPHA LEININGER** – Inquiry – Ag Zoning

Colebrook Road, Hershey. Tax Parcel # 22-011-018

Mr. & Mrs. Leininger are inquiring about selling their granddaughter a parcel of ground (19.733 acres) located in the Ag Zoning district along Colebrook Road. This property was subdivided in 2002 with no buildings on it. Does this property have a Conditional Use? Was soil testing done on this lot? Dolores will check into the Township records. *(June 3, 2008, After checking Township records, it was determined that the soils testing and the proposed dwelling was removed from the subdivision plan prior to being recorded. Dolores did talk to Curtis Bucks (granddaughter's husband) to inform him that they would need a Conditional Use Permit and need to do soil testing)*

Next Planning Commission meeting will be June 30, 2008 at which time we will meet at 6:30 P. M. to recommend approval of the new Comprehensive Plan.

A motion by Bachmann second by Coble to adjourn at 9:00 P.M. Motion Carried.

Submitted by

Dolores Kuntz  
Planning Commission