

# Conewago Township Planning Commission

Chairman Kenneth Grubb • Vice-Chair David Coble • Secretary Dolores Kuntz  
Kent Bachmann • Peter Czuday • Ralph Hoerner • Harry Rozanski

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The Conewago Township Planning Commission held their regular monthly meeting on Monday, March 29, 2010. Those present were:

Kenneth Grubb	Diane Myers-Krug	Jeff Neely
Peter Czuday	Jon Yost	Joel Buckley
David Coble	Max Shradley	Todd Kreiser
Kent Bachmann	Renae Paladino	Sherry Smith
Harry Rozanski	Rick Martz	Mark Barnhart, EIS
Dolores Kuntz	Ron Wise	Jim Martin, EIS
Ralph Hoerner	Rob Welsh, EIS	Ed Kaylor
	Milton Purcell	Rich Mattis
	Toby Breon	Aaron Marines
	Richard McGrath	Paul Rabon
	Sun Reporter	

The meeting was called to order at 7:34 P. M. by Chairman Grubb.

**AGENDA ITEMS:** The Agenda was reviewed with no changes.

**MINUTES – February 22, 2010** – The minutes of February 22, 2010 were approved as submitted by motion of Coble second by Czuday. Motion carried. Grubb abstained due to being absent.

**PIZZA SHOP – FAMILY ATHLETIC CLUB** – Milton Purcell, Owner- Commercial Zoning Elizabethtown Road, Hershey - Tax Parcel # 22-006-093 - Sketch Plan  
Mr. Purcell indicated he is interested in building a Pizza Shop on the lands with the Athletic Club.

He is proposing to seat 64 customers. We felt this would be OK, however he needs to do a Land Development Plan and possibly a traffic study. Storm water issues should be minimal. Not creating any additional impervious area. He was informed only 1 sign per property is allowed.

No action taken.

**CONEWAGO ELEMENTARY SCHOOL EXPANSION** – Route 743 and Schoolhouse Roads

Preliminary/Final Subdivision Land Development Plan

Last month this plan was approved and forwarded to the BOS at the request of the School in order to meet bidding deadlines. The BOS referred it back to the Planning Commission to address the Township Engineer's comments. Zoning items discussed were: ball field fence, lighting on the off street parking lot, additional number of parking spaces has been increased to 159 spaces. Stormwater management has been discussed. Due to a soccer field they cannot meet certain criteria for stormwater management. This will need to be addressed. The Traffic

Study/HOP will be addressed separately. A motion by Bachmann second by Hoerner to table the plan in order for the developer to address the Township Engineer's comments dated 3/29/10 and Dauphin County Planning Commission comments dated 1/25/10. Motion carried.

**HERSHEY TRUST AND LOWER DAUPHIN SCHOOL DISTRICT – RS Zoning District  
LAND SWAP WITH LOWER DAUPHIN SCHOOL DISTRICT AND CONEWAGO  
TOWNSHIP BOARD OF SUPERVISORS** Old Hershey Road and Schoolhouse Road.

Tax Parcel # 22-009-030. Subdivision Plan

Conewago Township BOS is purchasing 24 acres of land from Hershey Trust for Park and Recreation use. Conewago Elementary School is being expanded and will be losing 3 ball fields due to this expansion process. The School District is asking to swap 5 acres of this land to replace their ball fields. In addition the Township will receive 8 acres from the Lower Dauphin School District which is located next to our current T-ball field which will be used for Park & Recreation for the Township. The Hershey Trust land will be divided into 3 lots. (5 acres along Schoolhouse Road will be deeded to LDSD for ball fields, 2 acres along Old Hershey Road will be deeded separately to Conewago Township Board of Supervisors, and 17 acres located along Schoolhouse Road and Old Hershey Road will be deeded separately to Conewago Township Board of Supervisors which will be used for Park & Rec) LDSD will subdivide an 8 acre lot from their lands which will be swapped to Conewago Township for the 5 acre lot. Planning Module, request for Planning waiver & Non-building Declaration, needs to be signed. A motion by Grubb second by Rozanski to authorize Dolores Kuntz, Secretary for Planning Commission, be authorized to sign the DEP Waiver Form on behalf of the Planning Commission. Motion carried.

**WAIVERS:**

The following waivers have been requested:

Section 407.1.A.(17) –Erosion and sedimentation control plan,

Section 407.1.A.(20).(i) – Final stormwater management plan,

Section 606 – Curbs,

Section 607 – Sidewalks

Section 613 – Road Improvements

Section 510.5 – Fee-in-lieu of dedication

Section 403.1- Preliminary Plan has NOT been requested, however, Engineer Kaylor will request

it prior to the BOS's next meeting.

A motion by Grubb second by Rozanski to recommend to grant the above 7 waivers. Motion carried.

**SUBDIVISION PLAN -** A motion by Coble second by Bachmann to recommend approval of the Subdivision Plan subject to Township Engineer's comments dated March 29, 2010 and subject to Dauphin County's comments dated March 22, 2010. Motion carried.

**RICHARD & CINDY MCGRATH** – Riding Academy, Training Facility, Equestrian Facility. Corner of Mapledale & Valley Raods. Tax parcel # 22-014-055 Ag Zoning  
Mr. Mcgrath bought this parcel of approximately 13.6 acres with a deed restriction on it to be used as a farm. Mr. Mcgrath is planning to use this property as a training facility for horses, riding academy, and equestrian facility. These items do not comply with our Ag zoning district. Mr. Mcgrath is requesting we change the definition of FARM in Section 201 of the Zoning Ordinance to include Equestrian Training Facility. We are not in favor of spot zoning. A motion

by Grubb second by Bachmann to pass this on the BOS recognizing that we maybe need to further evaluate some of our definations as time goes on and at the same time we are hesitant to recommend approval because it would be spot approval for one individual or spot zoning, therefore we recommend it NOT be approved. Motion carried.

**PROPERTY MAINTENANCE ORDINANCE** - This is the same ordinance which we reviewed approximately 5 years ago which was NOT adopted. Resident Toby Breon was in attendance and voiced his opinion. He felt the burnt out house on Woodbine Drive does need this ordinance. however it does not need to affect the entire Township. Weed items may need to be taken out.

Unsafe buildings may need this ordinance. We need more time to review. A motion by Grubb second by Rozanski request the BOS delay action on this until we have a chance to discuss this at our April meeting. Motion carried.

**BOULEVARD AND EMERGENCY ACCESS:** We discussed this but have not made any decisions. Will continue this discussion next month.

The next meeting will be Monday, April 26, 2010.

A motion by Rozanski second by Hoerner to adjourn at 9:20 P. M. Motion carried.

Submitted by

Dolores Kuntz, Planning Commission Secretary

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