

John J. Graybill
Chairman
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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

September 11, 2002

BOARD OF SUPERVISORS MINUTES

The Conewago Township Board of Supervisors held their regular monthly meeting, Wednesday, September 11, 2002. Those present were:

John Graybill	John Rochat	Jay Brandt
Dolores Kuntz	Shirley Bretz	Jon Yost
Max Shradley	Frank Chlebnikow	Kim Bloom, DTMA
Tom Rumpf, SUN	Rosalie Sarfert	Avery Kanode
Tim & Deb Jelliff	Bill Davidson	Ken Bachmann
Andy Wolf	Ed Stahlnecker, HRG	Gary Burk
Craig Cox	Joel Buckley	Galen Shelly
Greg Hill	Donald Parmer	Joey Parmer

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

MINUTES - August 14, 2002 - A motion by Rochat, second by Graybill to approve the August 14, 2002 minutes as submitted. Motion carried.

TREASURER'S REPORT - August 31, 2002 - A motion by Rochat, second by Graybill to approve the Treasurer's Report dated August 31, 2002 subject to audit. Motion carried.

EXPENDITURE REPORT - September 11, 2002 - A motion by Rochat, second by Graybill to approve the expenditure report dated September 11, 2002 in the amount of \$31,161.55 plus \$31,180.80 for Truck Chassis. A total of \$62,342.35. Motion carried.

SUBDIVISION/ENGINEERING FEES & PLAN STATUS REPORTS - Previous bills are all up-to-date. Submitted bills for subdivision/engineering fees to Greg Hill, Custom Homes (Dowhower Subdivision).

PLANNING COMMISSION MINUTES August 26, 2002 - Meeting canceled.

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 Jelliffs have lived there at least 6 years and have tried to keep peace and ignore it, but there are least 6 dogs continually barking all hours of day and night. The zoning office will send a letter to Ulrichs with a copy of the township ordinance with guideline of continuous barking.

PUBLIC COMMENTS, Continued: Craig Cox, a township resident, had remarks concerning controlling developments within the township, with some kind of rules for the township based on safety, added vehicles, added driveways, etc. , because this does affect schools, roads and the community of Conewago.

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 said there isn't much to report. They are still working on right-of-ways. Bids will be advertised in October and, hopefully, awarded in November-December 2002. Construction for sewage will begin January, 2003 and completed in 18 months. (Spring 2003 or Fall 2004)

Joey Parmer has a building lot on Basler Rd. He would like to build a house this winter, but would prefer not to install a septic system due to public sewage coming to that area within the next two years. Mr. Parmer inquired about a holding tank (only good for 6 month). The engineer will check into this. The township cannot issue a building permit until we receive a sewage permit from sewage officer, or a connection permit from DTMA.

NEWSLETTER - The newsletter was mailed August 15, 2002. The office received many calls regarding the Gypsy Moth Spraying, the Recycling containers, and had positive remarks for the newsletter.

OLDS MANAGEMENT PROGRAM - Reminders for Area 3 - Year 2002 were mailed September 6, 2002. Fifty residents have completed their paperwork and 100 reminder letters were sent, stating that they had until December 31, 2002 to complete paperwork for inspection/pumping. After that date the Township Solicitor will institute proceedings with the District Justice. We still have 12 residents outstanding for **Area 2 -Year 2001**. The solicitor will send letters for those residents to the District Justice next week. **Phase 4 - Pumping Reminders** should be sent out by January 1, 2003. Something needs to be initiated in the computer for Pumping Reports.

LOWER DAUPHIN REGIONAL PLANNING COMMITTEE: Nothing to Report.

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

In response to the discussions at the August 14, 2002 Board of Supervisors meeting, the waiver requests have been modified from the original requests (correspondence dated August 2, 2002) 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. A waiver of this section is being requested for Street "D" only. The developer has submitted two sketches to the Township for review showing alternative designs that would eliminate the waiver request. Sketch 1 - shows cul-de-sac, Sketch 2 - street eliminated entirely. The Board choose Sketch 2, which eliminates the waiver request and HRG will come back with revision.

2. 510. 2. Section 1 Recreation and Open Space - This section of the ordinance requires that all residential subdivisions or land development plans shall provide suitable and adequate recreation space. A waiver of this requirement is being requested to provide a fee-in-lieu of land dedication. The developer proposes an amount of \$500/lot or \$41,000 for the fee-in-lieu. The Township did a survey and 86% of residents showed interest in recreational area. The Board wants recreational area set aside for children and to be maintained by homeowners association. The builder agreed to reserve Lot 63, with no dwelling on it because it is being created for recreational purposes. Waiver will be modified with 2 acres of lot 63 for recreation and half acre in monetary amount in escrow. Final plan will show design for playground area.

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 only. The Board suggested a waiver of curbing for a contribution in an escrow account for future safety needs in the area, to be held by the township.

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 Board suggested a waiver of sidewalks for a contribution in an escrow account for future safety needs in the area, to be held by the township..

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. Curbing will be installed along this portion of road at the Township's request. The Board deferred this waiver until next meeting and HRG will do an enlargement of this area.

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

6. Section 605.1.b - Storm Sewers - This waiver request has not changed; SLPP/HDPE is proposed instead of CGMP. The builder is offering plastic or corrugated metal pipes, but prefers plastic pipes. The builder surpassed the ordinance with concrete pipes on existing roads but, prefers plastic pipes on internal roads.

A motion by Brandt second by Rochat to grant Keystone Custom Homes an extension of time for 60-days until November 27, 2002 for action on the above referenced plan. Motion carried.

SEXUALLY ORIENTED BUSINESS (SOB) ORDINANCE - The Zoning Officer did a follow-up on Book Store Ordinance and said there are two parts to this ordinance.

1. There is a licensing ordinance which the proprietor would have to obtain a license from the township for single purpose ordinance.
2. Zoning amendments which deal with types of use in ordinance, setbacks of certain areas, commercial, manufacturing, etc.

John Rochat ask that the following ordinance items he reviewed for developing subdivisions for future purposes:

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 owner maintain them.
4. Recreational Parks - That we do a park plan for township for either private or public parks.
5. Need to get Londonderry Township's comments and thoughts on Dowhower property. Our engineer will get approval letters from them.

Motion by Graybill to adjourn meeting 10:00 P.M., second by Rochat. Motion carried.

Submitted by,

Shirley Bretz
Township Secretary