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**CONEWAGO TOWNSHIP  
BOARD OF SUPERVISORS**

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**Shirley Bretz**  
**Twp.Secretary/**  
**Asst.Treasurer**

**Dolores Kuntz**  
**Assistant Secretary/**  
**Treasurer**

**January 5, 2005**

**ZONING HEARING BOARD MEETING**

The Conewago Township Zoning Hearing Board held their meeting, Thursday, January 5, 2006 for the purpose of hearing for **Ken Kremer, Docket No. 2005-4** – requesting a variance from Section 402-G of Conewago Township Zoning ordinance regarding the permitted use of public park and recreation areas. The applicant desires to use the subject property for a recreation area, which will be privately owned for baseball fields, hearing for **Dan & Lisa Musser, Docket No. 2005-5** – requesting a variance from Section 602 and 607 of the Conewago Township Zoning ordinance regarding the permitted uses and required front yard setbacks for addition to existing home, and any other business, which may come before the Zoning Hearing Board.

Those present at the meeting were: Curtis Eisenhower – Left 7:25 PM- Family Emergency

Eleanor Long

Shirley Bretz

Dolores Kuntz

Gary Hawbaker

Clifford E. Kingsboro

Irene Updegraff

Rosalie Sarfert

Steve Stine

Joel Buckley

Lisa Musser

Ruby Kingsboro

Donna Spittle

Sharon Dougherty

Susan Ollinger

Dan Musser

Velda Zerphey

The meeting was called to order at 7:25 PM.

A motion by Spittle second by Sarfert to approve the minutes of September 29, 2005 as submitted. Motion carried.

Solicitor Stine noted that the meeting was properly advertised for both properties in The Sun, on December 14, 2005 and December 21, 2005, property was posted December 20, 2005, appropriate notices sent to neighbors within 300 ft., and appropriate fees paid.

**REORGANIZATION OF BOARD**

A motion by Spittle second by Long to appoint Curtis Eisenhour, Chairman; Eleanor Long, Secretary; Rosalie Sarfert, Vice Chairman, and Steve Stine as Township Zoning Board Solicitor. Motion carried

**DOCKET No. 2005-4 – KEN KREMER, 227 Homestead Road, Hershey, PA -VARIANCE APPLICATION, – Located at 1642 Mapledale Road, Elizabethtown, PA, Parcel No. 22-014-019 and 22-014-016 – Zoned Agriculture** - Letter dated January 5, 2006 to Steve Stine to serve as notice that George W. Porter’s client Ken Kremer is withdrawing his application for a variance regarding the property known as 1642 Mapledale Road, Elizabethtown, PA, Conewago Township.

**DOCKET NO. 2005-5 – DAN & LISA MUSSER, VARIANCE APPLICATION – Located at 3444 Roundtop Road, Elizabethtown, PA, Parcel No. 22-005-001 – Zoned Residential Suburban** - The applicant desires to construct a family room and in-law quarters that will be a second dwelling unit within the house and will intrude into the front yard setback. In addition to requesting a variance they don’t meet the required setbacks and are also requesting a variance for the proposed addition which includes a family room, office, kitchen, bedroom and bath. The existing homes set 34’ back from the required 65’ road setback. The addition will sit approximately 37’ back from the road. The plans drawn up for the addition when completed will look as if it was always a part of the original house. The zoning officer said they can build a room on, but it becomes a second dwelling if they add a bathroom, a bedroom and a kitchen. The ordinance doesn’t allow two principle uses in a single family district because it becomes a multi-family district. If any of the elements is missing, such as a bathroom, a bedroom, a kitchen, or if it is not divided or it does not have a separate entrance it is not a second dwelling. They want to move their mother in because of her physical limitations, but when mother is no longer living there, they would use as bedrooms.

A motion by Sarfert second by Spittle to grant the variance for front yard setbacks for addition to existing home as submitted, but a stipulation for the second dwelling unit that any part of second dwelling would not be allowed to be used as a rental property. Motion carried.

Solicitor Stine stated he would send a written decision to the township secretary at which time she would have all Board members sign, and they would receive a copy of written decision and may apply for a building permit thirty days after written notice.

Meeting adjourned at 7:45 PM.

Respectfully submitted

Eleanor Long  
Secretary