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**CONEWAGO TOWNSHIP
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April 30, 2007

Planning Commission Minutes

The Conewago Township Planning Commission held their regular monthly meeting on Monday, April 30, 2007. Those present were:

Kenneth Grubb	Diane Myers-Krug	Ralph Luttrell
Ralph Hoerner	Max Shradley	Jeffrey Reitz
Harry Rozanski	John Hertzler	Mike Wagner
Dolores Kuntz	Jon Yost	Greg Hill
David Coble	Kirk Belmont	Frank Cibot
Peter Czuday	David Erikson, RGS	Gary Wesner, Developer
Kent Bachmann	Curtis Eisenhour	John Graybill
Robert Graybill	plus 3 unnamed persons from the Free Church	

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

The agenda items were reviewed taking Foltz/Kopenhaver Plan off the agenda.

Minutes – March 26, 2007 – A motion by Rozanski second by Coble to approve the minutes of March 26, 2007 as presented. Motion carried.

Dauphin County Comprehensive Plan – Please review by next meeting at which time we will be discussing it.

EVANGELICAL FREE CHURCH OF HERSHEY – Preliminary/ Final Land Development Plan. Route 743, Ag Zoning & Commercial General Zoning

This is approximately 101 acres of farm land which is being proposed to be developed into athletic fields (2 baseball, 2 soccer), a maintenance shed, concession stand, camp grounds and 2 pavilions. At this time they are not proposing to have any night time games and therefore will not have any exterior lights. Camp grounds are not permitted in the Ag District. This is a Zoning issue and shall be reviewed by the Zoning Officer. Traffic entering/exiting onto Route 743 will be a problem. Storm water is also an issue. Also many other issues. A motion to table the plan for further consideration by Grubb 2nd by Bachmann. Motion carried.

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**GRAYBILL PROPERTY (REMAINING LANDS) – Sketch Plan- Ag Zoning
Route 743**

This is approximately 70 acres which Mr. Graybill is proposing to build a high quality active adult community. He is proposing to build 168 single family detached homes on individual lots. Approximately 2.3 people per acre. This does not meet our current Zoning Ordinance. No action taken as this is a sketch plan.

**DENNIS MEILY – Land Development Plan Waiver Request – Commercial General Zoning
1592 Old Hershey Rd, Elizabethtown. (corner of Valley & Old Hershey Rds)**

Mr. Meily was not in attendance for questions and answers, therefore, a motion by Grubb second by Bachmann to table this request until next month. Motion carried.

**JOHN N & FRANCES H HERTZLER – Sketch Plan - Ag Zoning
676 Hertzler Road, Elizabethtown**

This is approximately 50 acres which Mr. Hertzler is proposing to subdivide into 4 lots ranging from .3 acres to 28 acres. This is a sketch plan only therefore no action taken at this time.

RE-APPOINTMENTS – David Coble and Kent Bachmann's terms are expiring on April 30, 2007. Both Mr. Coble and Mr. Bachmann expressed a desire to serve another 4 year term. A motion by Grubb second by Rozanski to make recommendation to have David Coble and Kent Bachmann re-appointed to a four (4) year term to expire April 30, 2011. Motion carried.

Next meeting will be May 21, 2007.

Motion by Coble second by Rozanski to adjourn at 9:05 P. M. Motion carried.

Submitted by

Dolores Kuntz,
Planning Commission Secretary