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August 27, 2007

PLANNING COMMISSION MINUTES

The Conewago Township Planning Commission held their regular monthly meeting on Monday, August 27, 2007. Those present were:

David Coble	Max Shradley	Kevin Devine	Landis Kreider
Kenneth Grubb	Jon Yost	Jeff Reitz	Jim Vanhorn
Dolores Kuntz	Diane Myers-Krug	Jane Landis	James Landis
Kent Bachmann	Diane Alwine	James Alwine, Jr.	Manley Layman
Ralph Hoerner	Charles Yoder	Kirk Belmont	David Stillwagon
Peter Czuday	Tim Given	James Hartman	
Harry Rozanski			

The meeting was called to order by Chairman Grubb at 7:33 P. M.

The Agenda items were reviewed with the following additions:

Protocol of documents:

Discussion of 2 Zoning Variances: Andrew & Wendy Kristich
Andrew & Lisa Perrotti

Minutes – July 30, 2007 – A motion by Rozanski second by Czuday to approve the minutes of July 30, 2007 as presented. Motion carried. Bachmann abstained due to not being in attendance.

Dauphin County Comprehensive Plan – After reviewing the proposed Dauphin County Comprehensive Plan with no changes, a motion by Bachmann second by Coble to pass it on to the Board of Supervisors for their final decision with no changes. Motion carried.

**EVANGELICAL FREE CHURCH OF HERSHEY – AG ZONING - Route 743
Preliminary/Final Land Development Plan (formerly Robert Graybill property)**

After reviewing this plan again, a motion by Bachmann second by Hoerner to table the plan. We are requiring a traffic study on Route 743 and possibly Existing Road Improvements and also not satisfied with the stormwater, E & S has not been approved as of today. See Township Engineer's report dated August 22, 2007. Motion carried.

**TOLL BROTHERS – Landis Kreider Farm - Roundtop Road – Sketch Plan
Residential Country Zoning**

Toll Brothers are interested in developing the Landis Kreider Farm of approximately 57 acres. The proposal is to develop 55 lots of approximately 30,000 sq ft per lot, 125' road frontage, 240' deep with 20' side yard, 35' rear yard & 50' front yard setback. There is only one street going thru the proposed development plus a 500' cul-de-sac. Public sewage is close by on Roundtop & Church Roads. There is room for a park & recreation area. Two different neighbors were in attendance and expressed concerns of the water run off. No action was taken on this sketch plan. Toll Brothers owe a previous bill of \$464.14 that was addressed. Kevin Devine noted that he is responsible for paying this bill and will get it resolved.

**Conewago Campground – Route 743 – Sketch Plan – David Stillwagon (owner)
Commercial General Zoning**

Mr. Stillwagon, owner of the campground, and Charles Yoder, owner of the roller skating rink in Middletown were in attendance and presented a design of an Inline Hockey Rink. They are proposing to replace the miniature golf area with a 74' x 168' Inline roller skating rink and also a 45' x 86' mini rink. This rink will be a concrete slab with some type of plastic flooring. The sides and roof will be made of an inflatable material. This rink will only be open during the winter months on weekends and evenings. Over the summer months the campground will have use of the concrete slab. We informed them that they will need a Land Development Plan. No action taken at this time.

Protocol of Documents: It was suggested that we need to follow Section 404 of the Subdivision Ordinance to make sure that any item coming for review for the Planning Commission be in the Township Office 2 weeks prior to Planning Commission meetings. No exceptions.

Zoning Hearing Review:

Andrew & Lisa Perrotti – 3466 Glenmede Lane, Elizabethtown - Residential Suburban

They are requesting a variance to erect a 12'x24' foot deck which is encroaching in the rear yard setback. A motion by Grubb second by Hoerner that the Planning Commission wants to notify the Zoning Hearing Board to note our concerns about the deviation from the existing plan and would set a bad precedence, if granted. Motion carried.

Andrew & Wendy Kristich – 3664 Old Hershey Road, Elizabethtown - Residential Country

They are requesting to add a 15'x 25' addition to their home for use of storage and new baby room, which will be within 7' of the property line. Can this addition be relocated to the rear of the property?

A motion by Czuday second by Hoerner to adjourn at 9:15 P.M. Motion carried.

Submitted by

Dolores Kuntz, Planning Commission Secretary