

Conestoga Township Planning Commission Minutes: July 22, 2024

Present: Scott Kriner, Dan Alexander, Wes Bruckno

Others: Bill Adams, David Adams, Jason Brenneman, residents

Call to Order: 7:00 pm

Old Business:

Approve minutes from **January 22, 2024:**

Motion by Dan, seconded by Scott, approved 3-0-0

New Business:

Adams Subdivision

Bill Adams, David Adams, Jason Brenneman presented the subdivision of the Michael Drive portion of the site. Important issues that were discussed:

1. Township Engineer letter was discussed.
2. Stormwater Infiltration structure is proposed; the owner will be required to periodically inspect and maintain it. The Township will have the ability to enter the site and correct failures if the owner does not do so, and then bill the owner.
3. There are no historically significant resources on the site.
4. A maintenance agreement will be established to maintain Michael Drive (a private road); to include the new residents.
5. Dr. Adams has no specific plans for the remainder of the site, other than the proposed single-family dwelling.
6. CTPC has no objection to the requested waivers.
Applicant will ensure that emergency vehicles can get in and out along Michael Drive; he will talk to emergency services providers.
8. No LCPC letter yet, but LCPC probably won't have any comments that are significantly different than CTPC.

Citizens' comments:

1. Concern about the condition of Michael Drive – it is narrow and steep. How will construction vehicles get in and out?
2. Applicant will have a pre- and post- construction evaluation of Michael Drive, and the applicant will correct any construction-related damage.
3. Concern about privacy – trees were removed, and now there is less privacy. The applicant will provide more trees but cannot replace a 30-ft tall tree. The Twp has no tree-replacement policy in this matter.
4. Concern about disturbance due to construction; noise, vibration, etc.
5. Residents were encouraged to discuss plans with the applicant for a potential pull-over area along Michael Drive.

6. Residents were encouraged to contact the Twp to find out when the subdivision will be on the Supervisors' agenda.

Motion by Wes, seconded by Dan:

The PC recommends approval of the plan pursuant to the following:

- a. Compliance with Twp engineer and zoning officer suggestions.
- b. Applicant and residents are encouraged to communicate about construction process.
- c. Applicant and residents are encouraged to discuss and create a maintenance program for Michael Drive.
- d. PC recommends approval of requested waivers.

No discussion.

Motion approved 3-0-0

Meeting adjourned 7:55 PM.