

## Conestoga Township Planning Commission Minutes: August 28, 2023

**Present:** Ron Wagner, Dan Alexander, Wes Bruckno

**Others:** Bill Adams, David Adams, William Swiernik, David/Miller Associates

**Call to Order:** 7:00 pm

### **New Business:**

**1. Approval of minutes of April 23, 2023:**

Motion by Wes, second by Dan.

No Discussion.

Approved 3-0-0

**2. Sketch Plan for the Adams Subdivision:**

Bill Adams, David Adams, and William Swiernik presented a sketch plan for a subdivision at the eastern end of East Elm Street and to the east of Main Street.

Discussion: The PC greatly appreciated the opportunity to discuss this sketch plan. We cannot offer any recommendations at this point because the plan is not officially submitted to the Township, but we have the following comments:

- a. We agree that the proposed cul-de-sac at the Village Residential portion of the Adams parcel (i.e., at the northern part of the parcel) should be a private road. A landscaped island in the bulb could reduce stormwater runoff.
- b. The proposed 4-lot subdivision in the Low Density Residential portion of the Adams parcel at the east end of East Elm Street may have problematic access issues from Main Street. There may be a vertical curve at the Main Street connection that could cause difficulty for trucks and emergency responder vehicles.
- c. The narrow pavement in this portion of East Elm Street can cause difficulty when two vehicles approach head-on. Perhaps a pull-off area could be provided.
- d. The applicants should discuss this design with the Township's first responders and LEMSA.
- e. The easternmost access point at the end of East Elm Street is constrained and may be difficult for vehicles to maneuver due to the barn and other limitations in this area. We agree that the barn should not be removed to improve the access geometry in this area, and another way to improve access should be created.
- f. The applicants may wish to discuss this plan with the residents on East Elm Street.
- g. A landscaped island in the bulb or a loop design at the proposed cul-de-sac could reduce stormwater runoff. We also agree that the cul-de-sac should be a private road.

Adjournment:

Motion by Wes to adjourn at 7:45 pm, Second by Dan; approved 3-0-0.