

## Conestoga Township Planning Commission Minutes: August 24, 2020

**Present:** Ron Wagner, Scott Kriner, Wes Bruckno

**Others:** None

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

(Wes incorrectly identified the date of tonight's Planning Commission meeting to the Township Solicitor as August 26, 2020.)

### Old Business:

1. **Approve minutes of February 24, 2020** (i.e., the previous Planning Commission meeting):  
**Motion** to approve the minutes of February 24, 2020 by Scott, second by Ron.  
**Discussion:** none.  
**Vote:** approved 3-0-0.
2. **Amend Planning Commission Minutes from January 27, 2020:**  
**Motion** to amend the previously-approved January 27, 2020 Minutes by Wes, second by Ron.  
**Discussion:** The January 27, 2020 Minutes omitted the results reflecting the Planning Commission's reorganization for 2020. The reorganization appointed Wes as Chairman and Recording Secretary, and Eric Domin as Vice Chairman.  
**Vote:** Approved 3-0-0.

### New Business:

3. **Request to amend the Conestoga Township Zoning Map**, involving three properties to be rezoned from the Rural Conservation Zoning District to the Effective Agriculture Zoning District, located at 6914 River Road, 121 Shenks Ferry Road, and another property at Shenks Ferry Road, as described in a proposed ordinance prepared by the Township Solicitor in a letter to Wes Bruckno dated August 10, 2020, (copy attached).

**Motion** by Wes, Second by Scott: The proposed rezoning amendment is generally consistent with the Township Comprehensive Plan, and the Planning Commission recommends that the proposed rezoning be approved by the Board of Supervisors.

**Discussion:** This proposal is similar to a proposed amendment that was presented to the Planning Commission and which was recommended for approval by the Planning Commission on February 24, 2020.

The Township's Comprehensive Plan's policies promote the preservation of agriculture and the preservation of the Township's rural heritage. This rezoning is consistent with those policies. The rezoning will not result in any adverse effect on adjacent parcels because the land uses of the applicant's parcels are not proposed to be changed pursuant to the rezoning. The proposed rezonings will reflect the current land uses of the parcels, which are compatible with those of

adjoining parcels. The large size of the applicant's parcels would not constitute "spot zoning". The Planning Commission is also aware that the parcel's owner desires to preserve these parcels for agricultural uses, which will require the proposed rezoning.

The Planning Commission finds that this rezoning is consistent with Section 603.(b)(5) of the Pennsylvania Municipalities Planning Code, which requires that zoning ordinances preserve agricultural activities, and Section 603.(h), which encourages the viability of agricultural operations. The Planning Commission also noted that the proposed amendment is generally consistent with the Township Comprehensive Plan, as required by MPC Section 603.(j).

**Vote:** approved 3-0-0.

**Motion to Adjourn** by Wes, second by Scott:

7:30 pm; approve 3-0-0.