

September 27, 2021

Members Attending: Eric Doman, Wes Bruckno, Scott Kriner

Others: Summer Stone, Chester L. Eshleman, Aislynn Herbst, RGS, Mark Hackenberg, RGS, Rod Smay, Conestoga United Methodist Church

**Call to order at 7:00 PM.**

**Minutes:**

Approve minutes from March 22, 2021: Motion by Wes, second by Eric. No discussion; Motion approved 2-0-0.

**Chester L. Eshleman Lot Add-on Subdivision**

Mr. Eshleman said there was no plan for construction on the 2-acre lot he proposes to add to his tract.

Motion by Scott: **The Planning Commission recommends approval of the Chester L. Eshleman lot add-on subdivision**, second by Eric: No discussion.

**Motion approved 3-0-0.**

**Conestoga United Methodist Church Subdivision**

Aislynn Herbst and Mark Hackenberg of RGS and Rod Smay of the Conestoga United Methodist Church presented the 4-lot subdivision plan. The Planning Commission was concerned that the applicant had requested a preliminary/final approval without offering to participate in a voluntary sketch plan review, as offered by the Township Subdivision and Land Development Ordinance. **The Planning Commission strongly supports the use of the sketch plan option, because it can save applicants time and expense.**

The Planning Commission was concerned about the extensive site grading, site disturbance and stormwater management that will be necessary to build the driveway on Lot 3. Much of this disturbance could be avoided with the use of a common driveway connection to Sand Hill Road.

The Township Engineer asked the Planning Commission to comment on the proposed monumentation and corner pins for this subdivision. The Planning Commission had no comment on this issue.

Motion by Wes: **The Planning Commission recommends that the Board of Supervisors proceed with the review of this subdivision, provided that the applicant seriously consider using a common driveway connection at Sand Hill Road for proposed Lots 3 and 4.** Second by Scott: No additional discussion.  
**Motion approved 3-0-0.**

**Motion to adjourn** by Wes, seconded by Eric, approved 3-0-0 at 7:45 PM