

Conestoga Township Planning Commission Minutes: August 28, 2025

Present: John Stipe, Eric Peifer, Dan Alexander, Wes Bruckno

Others: Sheila O' Rourke, Steve Gergely, James Stoltzfus, Rosemary Stoltzfus, Benuel Esh, Jessie Ebersole, Joseph Devoy, Matthew Connelly

Call to Order: 7:01 PM

Approval of Minutes:

The PC approved the June 23, 2025 PC meeting minutes. Motion to approve by Dan Alexander, second by Wes Bruckno; all in favor 4-0.

New Business:

5365 River Road – Eco Resort Proposal

Sheila O' Rourke of Gibbel, Kraybill & Hess attorneys and Steve Gergely of Harbor Engineering presented the August 10, 2025 letter proposal to the PC. The purpose of the discussion was to update the PC on the status of the project, and to seek input on the submission of an Environmental Impact Assessment (EIA), as required by the Ordinance.

The PC reviewed and discussed the following:

1. The project is located in the RC Zoning District and will require a conditional use approval.
2. At this time, 35 to 40 campsites/cabins are proposed, to be constructed in phases over a 2-3 year period; initial construction of 5 cabins would start on the northeast side of the property.
3. Cabin foundations proposed will consist of concrete sono tubes, with steel frame foundations in steep slope areas only. Some of the cabins will require access steps/stairs due to slopes.
4. The cabins are considered RVs; building codes do not apply.
5. A wetland determination/delineation has not yet been completed.
6. The project as proposed will require variances for slopes, dumpster locations, building setbacks, and >10% slope of roads.
7. Access to Safe Harbor Village from the resort will be permitted.
8. There is the potential for future amenities including a spa or wellness center at the existing Safe Harbor Village hall.
9. The applicant is seeking FERC approval of a trail to Safe Harbor Park.
10. Recommendations from the PC:
 - a. The scope of the EIA as presented is adequate. No additional elements are suggested by the PC.
 - b. The project should minimize surface disturbance and tree removal.
 - c. Privacy fences and/or vegetative buffers may be needed to minimize impact to neighboring property owners.

- d. Stormwater management and management of steep slopes is a concern. The final plan will need to address these items. Geotechnical evaluation may be needed for cabin foundations in steep slope areas.
- e. The proposed 15' building setback for several of the cabins could create trespassing issues with neighboring property owners. This needs to be addressed.

4459 Main Street – Final Subdivision Plan

Sheila O' Rourke of Gibbel, Kraybill & Hess attorneys, Benue Esh, James Stoltzfus and Rosemary Stoltzfus presented the following:

1. Preliminary/Final Subdivision Plan Revised August 27, 2025;
2. August 27, 2025 Request for Relief letter from Morningstar Engineering; and
3. August 27, 2025 email from Morningstar Engineering.

Wes Bruckno indicated that the applicant does not need to ask for a waiver of the sketch plan requirement as indicated in the aforementioned Request from Relief letter. The PC generally found the Preliminary/Final Subdivision Plan to be acceptable.

A motion was made by Wes Bruckno to approve the Sewage Planning Module, which had previously been reviewed and signed by the Township SEO; second by John Stipe, all in favor 4-0. Dan Alexander then signed the Sewage Planning Module Component 4A form on behalf of the PC and Township.

No further discussion.

Meeting adjourned 8:08 PM.