

Conestoga Township Board of Supervisors

Special Meeting Minutes

Tuesday, August 6, 2024

A special meeting of the Board of Supervisors was held on Tuesday, August 6, 2024, at 3:00 p.m. in the Conestoga Township Public Meeting Room located at 3959 Main Street, Conestoga, Pennsylvania.

The meeting was called to order at 3:00 p.m. by the Chairman of the Board, Matthew Connelly, followed by the pledge to the flag.

PRESENT - SUPERVISORS

Chairman Matthew Connelly, Vice Chairman Joe Devoy and Tom Grassel Jr.

OTHERS PRESENT

Wes Bruckno, Planning Commission Chairman
Ryan Rhode, Township Engineer, Kraft Municipal Group
Jeff Fiant, Township Code Official, Kraft Municipal Group
Don Connelly 90 Buck Run Road

PLANNING COMMISSION PROCESS

Joe Devoy stated that the biggest request regarding Subdivision Land Development is residents are not aware of it happening. Is there a notification process?

Ryan Rhode stated the Subdivision Land Development process is somewhat different than the zoning process. Your neighbors must be notified when you apply for a zoning variance. There is no requirement to notify neighbors with Subdivision Land Development unless the Township amends its Ordinance to do so.

Wes Bruckno stated that the Planning Commission (PC) is strictly advisory. The PC makes recommendations to the Supervisors. When it comes to notifications, we only require what the state requires. Public Hearing notices are published in the newspaper.

Ryan Rhode asked if we would like a check list for Subdivision Land Development. **Joe Devoy** stated that would be helpful.

Ryan Rhode stated that he started putting the Pennsylvania Municipalities Planning Code deadline on the review letter in case they would need to ask for a 90-day extension from the applicant. Applicant's may request extension, also. It falls on the Township to track the deadline from the first public PC meeting that starts the clock.

Ryan Rhode discussed application fees for the Township operating cost, plus the Kraft Engineering monthly invoices. He emphasized that the invoiced amounts need to be paid in full before the plan is signed and released.

Jeff Fiant discussed the Permit Activity Report. Permits are issued with owner's name, improvement value, and fees that are received.

ORDINANCE CODIFICATION

Jeff Fiant reviewed the Ordinance Codification. He explained that General Code does codifications. Once we feel comfortable with our codification of ordinances they should be adopted. All future ordinances are to be sent to General Code for processing.

Don Connelly inquired about easements. Don is the property owner and he has three properties using his driveway easement: Mark Blevins, Mike Connelly, and himself. There is a property that is not part of Buck Run Estates. He has a man asking to use his driveway to access his property and Don said, "Absolutely not" because he can come off Buck Run Road. There shouldn't be more than three properties using his driveway.

Ryan Rhode stated that this sounds like a zoning compliant property. He is just asking for the convenience to use the easement and you can ask him how much it is worth to him to use the easement. You can charge him to use the easement. When he applies for a building permit, he will apply for a driveway permit. If he is not applying for the driveway permit, I would ask him to show us the right to use the easement.

Jeff Fiant said in his municipality they limit 3 parcels to one common drive.

Jeff Fiant stated that we may want to provide some rules to place limitations on solar farms. Jeff shared from knowledge of a one 100-acre farm that is a nightmare with stormwater issues. He stated the farmland was stripped of the top soil and then compacted the soil. Then they put all the panels and equipment in. Then they had to scarify the soil to a depth of 20 inches and add amended soils to loosen it up and till to a depth to 8 inches. This was an area that was prone to runoff from adjoining farms.

Wes Bruckno stated that solar panel lose their efficiency every year. Twenty years or so later they become hazardous waste. They are known to have runoff and glare issues. He said he could provide sample ordinances and PSATS (Pennsylvania State Association of Townships Supervisors) can provide them, also.

ADJOURNMENT

With no other business to discuss, the meeting adjourned at 4:10 p.m.

Respectfully submitted by,



Jessie L. Ebersole
Conestoga Township Secretary
JLE/mel