

Connoquenessing Township Planning Commission met on July 15, at the Connoquenessing Township Municipal Building. The meeting was called to order by Brent Benoit at 7:00 PM. Commissioners present were: Brent Benoit, Diane Hanchosky, Ed Rupert, Lee Kradel and William Braun. Kyrie Lokhaiser was absent

Review Minutes: Lee Kradel made a motion to accept the June 17, 2020 minutes, Ed Rupert seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

1. **Gary Fleeger – No Show**
2. **Paul & Tammy Burr** – what to do to consolidate lots. Refer to letter from Andrew Menchyk dated June 26, 2020. They want to put 1 acre onto existing parcel. Already have easement on property. Will be 2 deeds when consolidated, currently 4 deeds. This is starting over again which would need the 50' wide right of way. Subdivision would require current ordinance.
3. **Mike Motta** – Woodchuck & Pheasant corner lot. Less than ½ acre. What can be built? No residential holding tank. Advised he must meet setbacks – may buy existing lot to get an acre. Advised to get perk test first. Advised they are not township maintained roads. Reminded this is a corner lot and setbacks are different.
4. **Larry Colsten** – Requesting 10' modification to his front setback. Wanted to build shed – foundation blocks are there from an old building. He wanted to build a shed on top of foundation blocks. If it was an existing structure it could be considered but for convenience that doesn't work. Need to show a hardship on why the shed cannot be built elsewhere. Building permit was never issued.

REQUEST TO BE HEARD: N/A

PLANS:

1. **Lawrence D Spangler and David R Spangler.** Lot Line Revision and modification. Reviewed Senate Engineering letter dated 7-10-2020. Items #1,2,3 were addressed on the lot with no comment. #4 Easements – Little piece of right-a- way – some on owner's property and some on adjoining owner's property. Andrew, Twp. Solicitor, needs to review this. Right-of- ways are pretty much a legal matter. #5 – made comment that the township doesn't like to create lots without sewage disposal system. Either do a non building or perk test on the property. . #6 – addressed label on the rear building. Ed Rupert made a motion for Preliminary and Final Approval for the Lot Line Revision contingent on item #4 – Andrew's approval AND Butler County Planning Commission approval, Brent Benoit seconded. Roll call, yes unanimous. Brent made a motion for Preliminary and Final approval for the Modification Request that the plan involves the consolidation of two existing parcels and creating one new lot that has an existing dwelling and contingent on the sewage – either testing or non building waiver, Ed Rupert seconded. Roll call, yes unanimous.

2. **Benedict Fallacker** – lot consolidation revision and modification request. Addressed Senate Engineering letter dated 7-13-2020. Lancaster Township did not want to review because the house would be in Conno Twp. Lee or Brenda will need to confirm this is true. Items #2-8 were addressed. Item #9 – Need to show and label the building setback lines on Lot 1. Brent made a motion for Preliminary & Final approval for the modification request, Lee seconded. Roll call, yes unanimous.

Lee made a motion for Preliminary and Final Approval for the lot consolidation contingent on confirmation that Lancaster Township has no comments, Butler County Planning Commission approval and showing & label the building set back lines on lot #1, Ed seconded. Roll call, yes unanimous.

Old Business: NA

New Business: Are there any guidelines on Planning Board replacements. Need to ask the Township Solicitor for comment.

General Information: NA

Meeting adjourned at 8:02 pm made by Brent Benoit and seconded by Lee Kradel. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning