

Connoquenessing Township Planning Commission met on August 19, 2020 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, Kyrie Lokhaiser and William Braun.

Review Minutes: Ed Rupert made a motion to accept the July 15, 2020 minutes, Lee Kradel seconded with the revision of the word lot consolidation in the Benedict Fallacker request, removed the word lot line request. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions: Paul and Tammy Burr did not show

REQUEST TO BE HEARD: N/A

PLANS:

- 1. Estate of Randolph M. Bricker and Walter S. & Barbara J. Bricker Subdivision Plan.** Reviewed the Senate Engineering letter dated August 10, 2020. 1. The modification request letter has been submitted to waive the requirement of showing contours. Brent made a motion for modification for contour lines, Ed 2nd, Roll call, yes unanimous
Items #2, #3, #5 and #6 were Tabled – need addressed.
Item #2 & #3 - The Township SEO hasn't signed off on the sewage testing – pit and perk approval/paperwork. Was not included in Dave Ice paperwork. Site planning to be used does not need to be perk tested. Site to be used will be drip system. The alternate site paperwork is what is needed. This plan shows a proposed sewer easement for Lot 3. Lot 3 & 4 need another square marked around alternate site on plan.
Item #4 has been corrected on the plan.
Item #5 – the Butler County Planning Commissions was having their meeting on Aug 19 – pend for approval.
Item #6 – Driveway is existing. Will need a maintenance agreement between property owners.
- 2. Candie S. Ziegler Lot Line Revision Plan.** Reviewed Senate Engineering letter dated August 10, 2020. Consolidation of three (3) existing tax parcels into one (1) parcel intended for a single family dwelling. There is an existing trailer on the one parcel. Ed made a motion for Preliminary and Final approval for the modification requester to waive the requirement of showing contours, Lee seconded. Roll call, yes unanimous.
Item #2 was addressed on the plan – the proposed land use.
Minimum lot area is 1 acre. The proposed lot is only 0.603 acre. She is improving setbacks and it's existing. Doesn't meet ordinance but it's an improvement – existing trailer sits on lot. There will be 25' set back on one side, driveway will still be on Cherry Blossom.
Ed made a motion for Preliminary and Final Approval contingent on Butler County Planning Commission approval and hardship that she can't purchase adjoining property. Lee seconded. Roll call, yes unanimous.

Old Business: NA

New Business: Na

General Information: NA

Meeting adjourned at 7:28 pm made by Brent Benoit and seconded by Ed Rupert. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning