

Connoquenessing Township Planning Commission met on April 21, 2021 at the Connoquenessing Township Municipal Building. The meeting was called to order by Brent Benoit at 6:00 PM. Commissioners present were: Brent Benoit, Diane Hanchosky, Lee Kradel, Brendan Linton, Kyrie Lokhaiser and William Braun.

**Review Minutes:** Brendan made a motion to accept the March 17, 2021 minutes. Lee seconded. Roll call, yes unanimous.

**Comment Period:** N/A

**Pre-Application Questions:**

**Jim Judson, 836 Evans City Road.** Wants to add 40 x 60 addition to the back of the existing building. The current stormwater pond will allow for the new addition. Stay under 5000 square ft of new impervious. New gravel would be new impervious. Questioned about the power lines in the back. Advised to contact the power company. Advised to watch setbacks. No land development application would be needed. Would need building permit. Direct downspouts to storm water pond so it doesn't drain onto neighbor's property.

**William Ball, 1222 Prospect Rd (40 acres).** 40 acres with existing home. Question on private roads. Questioned about subdivision into 2 parcels then put 1 parcel into 5 lots and leave the other subdivided lot as whole. Individual lots will need tested – pit and perc. 1 acre for each lot. Maintenance agreement for private lane, never to be public. Storm water management on each subdivided parcel. Referred to 245.19g as long as the cul-de-sac would be private the ordinance would not apply. The 2<sup>nd</sup> parcel would need to have an existing house. Highway occupancy permit off of Prospect Rd because it's a state road. Kyrie to discuss with Andrew regarding the 2<sup>nd</sup> subdivided parcel – no home located on parcel.

**REQUEST TO BE HEARD:** Evelyn Hockenberry wanted to question Brendan on his intention to run for Township Supervisor. Brendan asked to discuss in private after the meeting due to state ethic laws. The board advised this was an ethic issue.

**PLANS:** N/A

**Old Business: David Buser.** Cannot grant building permit because the back would not meet the set backs. Asking to grant variance because there is a concrete fence that cannot be moved. Wants to use the fact that the fence is a hardship and cannot be moved, fence was pre-existing when he purchased the home. Adjacent homeowners would need to provide a signed letter. Would need the HOA approval that a variance would be acceptable. Need to review the HOA covenants approval. Corner lot – setbacks – 25' front setback. Kyrie to ask Andrew for clarification on what is the interpretation of the front setback lines are for a corner lot. Is a variance even needed? The back corner won't measure 25' (around 22'). Brendan made a motion for preliminary and final approval for modification request. Variance of 4' if needed. Lee Kradel seconded. Roll call, yes unanimous.

**New Business:** A letter was received from the DEP regarding the PA American Water submitted an application requesting a water allocation permit that is for the right to withdraw water from Thorn Run Reservoir, Connoquenessing Creek (Lake Oneida) and Allegheny River. All advised no comment to the letter.

**General Information: NA**

Meeting adjourned at 7:00 pm made by Brent Benoit and seconded by Brendan. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning