

Connoquenessing Township Planning Commission met on August 18, 2021 at the Connoquenessing Township Municipal Building. The meeting was called to order by Lee Kradel at 6:00 PM. Commissioners present were: Diane Hanchosky, Lee Kradel, Brendan Linton and William Braun. Kyrie Lokhaiser and Brent Benoit were absent.

Review Minutes: Brendan made a motion to accept the July 21, 2021 minutes, Diane seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

Rob Belles – requesting a second driveway. Road supervisor checked site distance and it was okay. Rob currently does not have a driveway that connects to a public right-a-way. Current drive goes onto another parcel that connects to a private road. Brendan made a motion under 237-10 for a driveway on this property contingent on Road Superintendent approval. Diane seconded. Roll call, yes unanimous.

REQUEST TO BE HEARD: N/A

PLANS: Ritenour Family Limited Partnership #2 – requesting preliminary and final land development for Custom Lawn Care Annex. Property at Kriess Road access. Reviewed Senate Engineering letter dated 8-16-2021. Revised storm water report to be submitted. Asking for 25 foot front setback modification, reviewed section 245-57. The Ritenour Plan did advise their hardship would be getting the trucks in the back of the building (2 loading areas). There are 2 driveways presented – 1 northern/1 southern. This modification request did not take into consideration the road dedication distance – would need to verify with council if this is a requirement. Modification request takes into consideration the slope of the land and physical characteristics. Brendan made a motion to convene to executive session, Lee Seconded, roll call yes unanimous. The planning commission convened to executive session to discuss litigation. We suggested asking BASA about connecting and they advised they were told no. We advised we are not willing to grant modification for 25' or 33 1/2' modification request. This is too large of a request and we need to be careful on the precedence that is being set. A motion to deny the modification request was made by Brendan Linton, seconded by Diane. Roll call, yes unanimous. Next item – we are not comfortable approving the easement until the easement document is received for review. Brendan made a motion to table the plan for preliminary and final approval. Diane seconded, Roll call, yes unanimous. Ritenour council advised they will proceed to the Board of Supervisors.

Old Business: N/A

New Business: N/A

General Information: NA

Meeting adjourned at 6:40 pm made by Lee and seconded by Diane. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning