

Connoquenessing Township Planning Commission met on February 16, 2022 at the Connoquenessing Township Municipal Building. The meeting was called to order by Brendan Linton at 6:00 PM. Commissioners present were: Diane Hanchosky, Lee Kradel, Brendan Linton, Kyrie Lokhaiser, Robert Burr and William Braun.

**Review Minutes:** Brendan made a motion to accept the January 19, 2022 minutes with a correction to the January 19, 2022 minutes. Added the Cathy Gilliland discussion that the garage would constitute as a garage and not a dwelling. Lee seconded. Roll call, yes unanimous.

**Comment Period:** N/A

**Pre-Application Questions:** Dave Lefever, Kathy Lefever, Tim Lefever, Doreen Gerhart (Coldwell Banker realtor) – discuss 2 lots on Hoffman Lane. Vacant lots – selling properties. Maybe looking to subdivide. 4 total lots. 2 lots currently have homes. Well and Septic was previously on 1 lot. There are currently 5 dwellings on a private lane. Discussed the minimum width of the private lane. Is there a cul de sac at the end of the lane? Gray area in the ordinance if they didn't subdivide it wouldn't be considered land development. Reminder about sewage coming. They need to contact Dave Ice to test the current on-lot sewage system. New Maintenance agreement would need to be drawn up with all parties listed. Reviewed ordinance 245-19 sub section Q (December 2003) – if they would subdivide. Not sure of what the actual right-a-way is now.

**REQUEST TO BE HEARD:** N/A

**PLANS:** Lezzer Martin, LP. Rich Daugherty present. Shannon Mills Lot consolidation plan. Lots 109 and 110 requesting to combine both lots to 109R. Combine to have home sit in the center and not on the curve. Back part of the yard is raised. Gateway Engineers have complied with recommendations. Lee made a motion to recommend preliminary and final approval for requested modification on Article V and VI since the plan is consolidating 2 previously subdivided lots and no new lots are being proposed, Brendan seconded. Roll Call, yes, unanimous.

Robert made a motion to recommend preliminary and final approval of the Lezzer Martin, LP Lot consolidation plan - consolidating 2 previous subdivided lots and no new lots are being proposed. Lee seconded. Roll Call, yes, unanimous.

**Old Business:** N/A

**New Business:** N/A

**General Information:** NA

Meeting adjourned at 6:36 pm to an Executive Session for the purpose of discussing a legal matter. Motion made by Brendan and seconded by Lee. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning