

Connoquenessing Township Planning Commission met on October 19, 2022 at the Connoquenessing Township Municipal Building. The meeting was called to order by Brendan Linton at 6:01 PM. Commissioners present were: Brendan Linton, Diane Hanchosky, Lee Kradel, Kyrie Lokhaiser, Robert Burr and William Braun.

Review Minutes: Lee made a motion to accept the September 21, 2022 minutes, Brendan seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

Brad Ringeisen: owns .80 acres, looking to put up a 40 x 80 pole-building garage. Cement Pad currently on the property – 19 ft from the roadway. Garage would be used for residential. There currently is no primary residence on the property. Reviewed there would be no setbacks for an accessory building. Would not be considered an accessory building. There was a 2016 original permit approved to build a structure – this was never constructed. Setback was previously grandfathered for existing pad. Reviewed ordinance 245-7 subsection 7, paragraph 2. There is on lot sewage that has been tested approximately 6 months ago. Looking to put in a bathroom only. Advised will need to do more legal research into this matter. Does this qualify as an accessory building? The formal application has not been made yet. Diane made a motion to request the supervisors to have solicitor research the definition of accessory building. Going forward, consider adoption of the term of accessory building to current ordinances, Brendan seconded. Roll call, yes unanimous.

Rich Gigliotti: looking to add a pre-made cabin to lot. Reviewed section 245-7 – unit dwelling. If this could be a livable structure it can't be on the same parcel. Advised adding water and sewage would make it a livable structure.

REQUEST TO BE HEARD: N/A

PLANS: David Benson – Lot Line Revision. Represented by Scott Foreman, Hampton Technical Assoc. Reviewed Senate Engineering letter dated 10-10-2022. Brendan made a motion to table due to deficiencies in the comment sections regarding the letter dated 10-10-2022. Rob seconded. Roll call, yes unanimous.

Old Business: Update on Estle Harp preliminary questions. If this lot line revision would move forward, there would be nothing grandfathered. Will be in to complete the application. Need to review lot plan and meet setbacks. Just wants to move line, not proposing new buildings.

New Business: N/A

General Information: N/A

Lee Kradel departed the meeting at 7:10 pm. Meeting adjourned at 7:15 pm made by Kyrie Lokhaiser, seconded by Brendan Linton. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning