

Connoquenessing Township Planning Commission met on November 16, 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: Rob made a motion to accept the October 19, 2022 minutes, Kyrie seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

William Davis – absent (regarding 961 Whitestown Road)

Brad Ringeisen: Reviewing prior submission. Advised he would be able to build something on the property. Solicitor, Andrew Menchyk, to send letter regarding accessory structure language. This would not be considered an accessory structure. Brad advised that he cannot acquire any additional land from adjacent properties. Would need to combine lots and do lot line revision. If he does lot consolidation he will need to adhere to the new setbacks. Could apply for a waiver for front and rear setbacks. We cannot review his request for any modification request because the application has not been made. Submitted request will need to show setbacks and lot line revision. Advised Board of Supervisors would have final approval.

Dave Lefever – Executor of Estate. 2 properties – 115 and 117 Hoffman Lane. They are trying to sell. The vacant lot is perc tested. People are interested in house/garage and land separately. Need to do lot line revision to include home/garage. Would be allowed since not creating new lot, only amending current lot. Both properties will be 1 acre. Currently an application has not been made. Formal application would need to be submitted for solicitor review. Reviewed this would still be a subdivision. Realtor, Doreen Gearhart, confirmed the setbacks.

REQUEST TO BE HEARD: N/A

PLANS: David Benson – Lot Line Revision. Reviewed Senate Engineering letter dated 10-26-2022. Lee made a motion for the modification request for a waiver from SALDO 245-15-A to allow this plan to be drawn at a scale of one-inch equal's 150-feet to allow the affected parcels to be shown on one sheet. Brendan, seconded. Roll call, yes unanimous. Lee made a motion to recommend preliminary and final approval on the applicant request for Sub division Plan as presented. Brendan, seconded. Roll call, yes unanimous.

Old Business: N/A

New Business: N/A

General Information: N/A

Meeting adjourned at 6:43 pm made by Lee Kradel, seconded by Brendan Linton. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning