

Connoquenessing Township Planning Commission met on December 21, 2022 at the Connoquenessing Township Municipal Building. The meeting was called to order by Brendan Linton at 6:00 PM. Commissioners present were: Brendan Linton, Diane Hanchosky, Lee Kradel, Kyrie Lokhaiser, Robert Burr and William Braun.

Review Minutes: Lee made a motion to table the November 16, 2022 minutes contingent upon revisions, Rob seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

***Steve Heasley – possibly subdividing one building off current parcel.** Subdividing business out front from the gymnastics center. Soccer Building is already subdivided. Lot line revision – may be some limitations. Currently has Public Sewage and has grinder pump system in soccer building. No sand mounds. Separate taps that go into grinder system. Commercial is 1.5 acre lot. Lane is privately owned with maintenance agreement. Still access from Krenitsky Lane. Subdivision would be a new land development. Would need modification request if needed. Submit application to trigger process, plans.

***Cathy Gilliland.** Garage/Guest House. Approached Butler Area Sewer Authority, BASA, (existing customer) – 2 structures are not physically attached – would be separate tap-in. Advised Garage/Guest Home could not be livable (examples: Heating, Air Conditioning, Kitchen, Bathroom, etc.). Cannot be rented or any business use. Referred to BASA definition of an additional dwelling. Could be a code enforcement issue as there would be 2 dwellings on 1 parcel. $\frac{3}{4}$ acre total – problem with subdivision. Would need to be $\frac{1}{2}$ acre lot because she has public sewage. Question was brought up if Cathy moved into the garage/guest home and allowed family members to maintain the primary residence. The family member could not receive any mail/correspondence at this residence. We cannot provide a defined answer in writing. Contact building code enforcement officer and municipal code association. Cathy was requesting a written confirmation from our solicitor for his legal opinion based on ordinances. This would not be a binding contract. Referred Cathy to Sandi Cox – is this deemed as a second dwelling? Referred Cathy to Dave Hazlet regarding structural modifications for a building permit.

REQUEST TO BE HEARD: N/A

PLANS:

***Estle Harp – Lot Line Revision.** Reviewed Senate Engineering letter dated 12-20-2022. Brendan mentioned there was a missing signature line for county planning. Did provide agreement but form was provided by Township Solicitor to complete. Lee made a motion to recommend the modification request to waive the requirements of Articles V and VI because the plan is for 3 lots or less, Brendan, seconded. Roll call, yes unanimous. Brendan made a motion to recommend preliminary and final approval for the Harp Plan No. 2 Lot Line Revision contingent upon maintenance agreement in place for North Ridge Drive that covers Parcel 3 and Parcel 4, Kyrie seconded. Roll call, yes unanimous.

Old Business:

***Discuss language surrounding primary & accessory structures and land developments.**

New Business:

***Discuss meeting day and time for 2023.** Lee made a motion to accept meeting day, 3rd Wednesday of Month, and meeting time, 6:00 pm. Rob seconded, Roll Call, yes unanimous.

General Information: N/A

Meeting adjourned at 7:08 pm made by Brendan Linton, seconded by Kyrie Lokhaiser. Roll call, yes unanimous. Executive Session to discuss legal matter. Township Solicitor letter would not be incorporated into our township ordinance. Letter would be considered a guidance tool until accepted. The board will not return.

Notes by Diane Hanchosky, Connoquenessing Township Planning