

Connoquenessing Township Planning Commission met on January 18, 2023 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.

Roll Call: All Present.

Appointment of Officers for 2023: Diane Hanchosky made a motion to appoint Brendan Linton as Chairman of the Connoquenessing Township Planning Commission, Lee seconded, roll call yes unanimous. Brendan made a motion to appoint Lee Kradel as Vice Chair, Kyrie seconded, roll call yes unanimous. Rob made a motion to appoint Diane Hanchosky as Secretary, Lee seconded, roll call yes unanimous.

Review Minutes: Lee made a motion to accept the November 16, 2022 minutes, Brendan seconded. Roll call, yes unanimous. Lee made a motion to accept the December 21, 2022 minutes, Brendan seconded. Roll call, yes unanimous.

Comment Period: N/A

Pre-Application Questions:

Charlotte Nielsen – requesting to give ½ acre to neighbor in exchange for receiving ½ acre from same neighbor. Reviewed county tax parcel map. Think there is a maintenance agreement. Charlotte and Husband purchased property from Bryan Hilliard but it is not recorded yet (parcel ending in 37-D). Giving ½ acre on 135 in exchange for 137. Parcel 137 is connected to 133. Access to 135 is across from cemetery Mt. Nebo Lane (off Prospect Road). Parcel for the cemetery ends in 137-H. Home is located behind. No new lots being created. Lot line revision would meet setbacks. Reviewed section 245-20 – code of ordinances. Surveyor needs to confirm that set backs are complied with. No public sewage. Formal Application would need submitted. Parcel 37-D would be 2 acres total.

Rex Coen – lot line revision questions. Incorporate property on Semicolon Lane. Create right-a-way to get across the creek. May consider building a home. Comply with set back requirements. Pre-application questions regarding Dave Ice. If new home would be built – reviewed 5 properties that access lane. Newly created lots need to abut public right-a-way. Not creating new parcels just moving lines and changing the access. Prior right-a-way recorded it's a dash line not a solid line. Parcel ID's need to stay the same but the area can be increased.

Cathy Gilliland – further discussion from last month findings. Reviewed Sandra Cox email dated 1-4-2023. Doesn't feel that subdivision is an option because there is not enough property. Need to talk to Dave Hazlet to see if it needs inspected. Change of use – not a remodel. Dave Hazlet would consider if a building permit is needed (inspection would need a permit). 2 Dwellings on 1 lot – request a hardship or a waiver to have 2 dwellings on 1 lot (even if it's 1 address). Step #1 would be to request to be on the Planning Commission agenda to apply for a hardship, modification waiver. Need to identify, in detail, why the hardship is needed. Step #2 would be to apply for the building permit, if needed.

REQUEST TO BE HEARD: N/A

PLANS: N/A

Old Business: N/A

New Business: N/A

General Information: NA

Meeting adjourned at 7:20 pm made by Lee and seconded by Rob. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning