

Connoquenessing Township Planning Commission met on February 15, 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.

**Review Minutes:** Lee made a motion to accept the January 18, 2023 minutes, Brendan seconded. Roll call, yes unanimous.

**Comment Period:** N/A

**Pre-Application Questions:**

**Cathy Gilliland** – provided a hardship that she did not have enough property to subdivide. Reviewed that monetary is not a hardship. Elected not to approve as the ordinance needs to be updated for further consideration. Advised Cathy to approach Township Board of Supervisors to further review. Kyrie made a motion to not recommend approval of the Gilliland hardship request, Brendan seconded. Roll call, yes unanimous.

**Dave Elswick** – discuss subdividing current parcel on 317 Fassinger Road. Wants to build a new home – wants to avoid sand mound. Discussed would need to tap into Timberlee Valley Sanitation with written approval from them. Driveway would be on the right side. Would need to be 50 foot right-of-way. Advised acceptable as long as public water and sewage changes lot line requirements – 1 acre lot requirement subdivision and modification requests. 1. Contact Surveyor, prepare subdivision proposal (pay escrow and application fee). 2. Sewage – work with Brennan – advise the capacity. Sewage facilities planning module. 3. Modification request.

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

**PLANS:**

**South Monroe Holdings, LLC.** – lot line revision. Looking to clean up loose ends on Hoch Lane. Will have 50ft right-of-way to whole piece. Lee made a motion to recommend preliminary approval for the modification request for section 245-14 omit provisions of articles V & VI, Diane seconded. Roll call, yes unanimous. Lee made a motion to recommend preliminary and final approval for the South Monroe Holdings, LLC subdivision plan contingent upon completion of the maintenance agreement referenced Senate Engineering letter dated 2-9-2023 items and approval from Butler County Planning Commission. Brendan seconded, roll call yes unanimous.

**David Schultz** – land development subdivision. Reviewed Senate Engineering letter dated 2-9-2023. Can do this but would need to adhere to ordinance regarding public right-of-way and properties abutting. No storm water proposed. Reviewed entrance of each parcel (pavement). Will need a letter from BASA that they have capacity to take him and the sewage planning module approved. Kyrie made a motion to table this contingent upon sewage planning module, approval from BASA that they can accept him into their current system. Need approval for confirmation. Brendan seconded, roll call yes unanimous.

**Old Business: N/A**

**New Business:**

**BASA/PAWC Sewer System Acquisition – Act 537 Plan – Maggie Weitzel – GD&F (Gwin, Dobson & Foreman)(engineer) and Sam Miller – Pa American Water.** Discussed corrections that need made to the document – No Kriess Road, business park, Cupps to Reiber shows included but it is not, excludes Westerman Estates, Page 44 – Comprehensive Plan currently being worked on. Diane made a motion to authorize Brendan Linton to respond via a letter, Lee seconded. Roll call yes, unanimous.

**General Information: NA**

Meeting adjourned at 7:25 pm made by Lee and seconded by Brendan. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquennessing Township Planning