

Connoquenessing Township Planning Commission met on March 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:** Rob made a motion to table the February 15, 2023 minutes with noted corrections, Kyrie seconded. Roll call, yes unanimous.

Brendan made a motion to limit public comments to 3 minutes per speaker, Kyrie seconded. Roll call, yes unanimous.

**Comment Period:** N/A

**Pre-Application Questions:**

**Gregory Cosnotti** – lot line revision. 8 acres at the end of Westman Estates and Kriess Road. Retention Pond is part of the 8 acres. Wants to subdivide the retention pond off. Looking to subdivide for residential purpose. Access to public water and sewage. Would BASA allow extension of service? Gregory to meet with BASA. Could subdivide lots a little smaller – wouldn't have to worry about on lot system. Township and BASA has an agreement with respect to what BASA serves (Cupps Road). Would need to submit an application fee and possibly escrow. Gregory advised he is only looking to subdivide the pond.

**Rex Coen** – lot line revision. Taking 1 parcel and adding to another parcel. Starting with 5 lots and keeping 5 lots. Taking 1 portion and adding to another tract. Frontage on a public right-of-way. Not sure if he will be building anything on the parcels at this time. Advised to proceed as presented.

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

**PLANS:**

**David Schultz** – land development subdivision. Butler Area Sewage Authority needs to sign off saying they agreed to accept additional flows. Reviewed that our signature was needed to proceed and send to BASA. Bill Braun to BASA to confirm. Lee made a motion to recommend preliminary and final approval for David Schultz land development subdivision application, Brendan seconded. Roll call yes unanimous. Lee made a motion to recommend preliminary and final approval for the David Schultz Sewage Facility Plan module contingent upon BASA approval, Brendan seconded. Roll call, yes unanimous.

**South Monroe Holdings, LLC.** – lot line revision. Deed is being changed to remove Sarah E. Pfabe's name, this has been filed. Bonnie S. Pfabe will be a party to the easement and maintenance agreement. New right-of-way maintenance agreement has been provided. New instrument # will be provided when this is recorded. Lee made a motion for preliminary and final approval contingent upon any last-minute items regarding Andrew Menchyk's letter dated March 6, 2023 letter. Kyrie seconded, Roll call, yes unanimous.

**Old Business: BASA/PAWC Sewer System Acquisition – Act 537 Plan.** Brendan to respond via letter – brought back letter with corrections. Reviewed Brendan’s response. Formality only – signing over sewage system that BASA currently owns. Diane made a motion to approve the Butler Area Sewage Authority Act 537 Plan letter and exhibits as presented, Rob seconded. Roll Call, yes unanimous.

**New Business:**

**Discuss ByLaws** – Brendan advised the ByLaws were last amended August 17, 2011. Reviewed public comment participation. Looking to make similar to what the Supervisors have in place. Need to verify with township regarding municipal code. Reviewed if the amendments to the ByLaws need to be published. Brendan will revise and present.

**Review Solar Farm ordinance.** Discussed the Slippery Rock solar farm that is in place. No action needed at this time.

**Review existing ordinances as time permits.**

**General Information: NA**

Meeting adjourned at 6:58 pm made by Lee and seconded by Brendan. Roll call, yes unanimous.

Notes by Diane Hanchosky, Connoquenessing Township Planning