

CONNOQUENESSING TOWNSHIP

PLANNING COMMISSION

MAY 15, 2024

6:00 PM EDT

MEETING MINUTES

CALL TO ORDER

The regular meeting of the Connoquenessing Township Planning Commission was called to order by Chairman, Brendan Linton at 6:02 P.M. on May 15, 2024 at the Connoquenessing Township Municipal Building, 102 Township Drive, Renfrew PA 16053. The meeting opened with the Pledge of Allegiance.

Chairman Linton stated the meeting is being recorded and asked if anyone else was recording. No one else was recording the meeting.

ROLL CALL

The members present were Brendan Linton, Diane Hanchosky, Robert Burr and Lee Kradel. Commissioner Kyrie Lokhaiser was absent. Engineer Bill Braun was excused. Tracy Frampton from The EADS Group was present. Roll call showed a quorum present.

REVIEW PUBLIC PARTICIPATION RESOLUTION

Brendan stated the commission approved a procedure for public participation at the meeting recently and it is similar to the township's. He will work with the office staff to get it put on the website. He recommends it be reviewed.

PUBLIC COMMENT ON AGENDA ITEMS EXCEPT PUBLIC HEARING ITEMS

George White from Kriess Road was present to discuss his recent lot line revision plan. Mr. White was upset and concerned about the charges for the review of his plan by the township's engineer. Brendan understood Mr. White's concerns but stated the planning commission is a recommending board and the supervisor's board would have to take any action. He stated he would look into this because it was brought to the planning commission's attention.

REVIEW OF MINUTES

Diane made a motion, seconded by Rob, to approve the minutes of the April 17, 2024 regular meeting. Motion carried unanimously.

PRE-APPLICATION QUESTIONS

NONE

PLAN REVIEWS

C V Development/Lindewirth Lot Line Revision Plan – Bob Brennan was present for the CV Development/Lindewirth Lot Line Revision Plan. It is a simple lot line revision to move a line on the Lindewirth property so that their garage is on their property. The existing 50’ driveway right of way was reviewed. Motion by Rob, seconded by Brendan to recommend approval of the modification request to waive the requirements of Articles V and VI of Code Section 245-14. Motion carried unanimously. Motion made by Lee, seconded by Brendan to recommend approval of the CV Development LP & Peter & Deborah Lindewirth Lot Line Revision Plan for preliminary and final approval. Motion carried unanimously.

OLD BUSINESS

Comprehensive Plan Update - Tracy Frampton from The EADS Group was present to update on the status of the township’s comprehensive plan. Brendan stated the plan and comments have been reviewed by the commission and no changes to the plan are warranted. Mr. Frampton stated there may be some minor technical cosmetic type changes such as arrows may be revised but otherwise the plan should be ready to recommend to the supervisors so that they may schedule a public hearing. Brendan stated there are typographical errors referencing “SPC” which should be Southwest Pennsylvania Commission not Southwest Planning Commission. Motion made by Brendan to authorize the EADS Group to incorporate public comments into the plan and have chairman send acknowledgement letters to commenters and advising of public hearing date, seconded by Lee. Motion carried unanimously. Brendan made a motion to change “SPC” references from Southwest Planning Commission to Southwest Pennsylvania Commission, seconded by Lee. Motion carried unanimously. No action taken on the modification of the map regarding placement of arrows. Brendan commented that development cannot be stopped but it should be regulated so that controls are in place and he feels the proposed comprehensive plan does this. Motion made by Lee, seconded by Brendan to approve Resolution 2024-01 to recommend approval of the comprehensive plan to the supervisor and incorporate the resolution into the plan. Motion carried unanimously. Brendan thanked The EADS Group and the steering committee for their work on the plan.

NEW BUSINESS

NONE

GENERAL INFORMATION

BUILDING PERMITS applied for since last meeting:

15-24: Dawn Didion – Meadow Dr. – Deck Replacement – 04/19/24

16-24: Kenneth Barker – Timberlee Dr. – Shed – 04/22/24

17-24: Michael & Dianna Edwards – Agape Ln. – In-ground Pool – 04/29/24

18-24: Jonathan Lozosky – Oriol Ct. – Shed – 04/29/24

19-24: Tim Krannacker – Panther Rd. – Mobile Home Replacement – 05/02/24

20-24: Debbie Mallick – Upper Harmony Rd. – Barn – 05/10/24

21-24: Beth Reefer – Silver Oak Dr. – Shed – 05/13/24

22-24: Tim Hutchison – Cupps Rd. – Addition – 05/14/24

Rob asked for an update on the Tim Krannacker matter from last meeting (new mobile home on small lot in Woodlands). Brendan stated that it was determined that the placement of a new trailer on an existing lot was not deemed a land development and the planning commission has no jurisdiction as long as he meets the requirements of the building permit application.

ADJOURNMENT

Diane made a motion seconded by Brendan to adjourn the meeting at 6:41 PM. Motion carried unanimously.

Respectfully submitted,



Lee Ann Kradel, Secretary

Planning Commission Meeting - 6:00 p.m.

June 19, 2024

SIGN IN SHEET

Name	Address
1. <u>Eric Hokenberry</u>	<u>176 Double Rd.</u>
2. <u>Jeff Curtis</u>	<u>155 Eagle Mill Road</u>
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