

CONNOQUENESSING TOWNSHIP

PLANNING COMMISSION

JUNE 19, 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 6:00 P.M. on June 19, 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, Kyrie Lokhaiser, Robert Burr and Lee Kradel. Engineer Bill Braun was also present. Roll call showed a quorum present.

2 people signed in on the public sign-in record on file at the Township office.

**PUBLIC COMMENT ON AGENDA ITEMS EXCEPT PUBLIC HEARING ITEMS**

NONE

**REVIEW OF MINUTES**

Brendan stated there was one spelling correction to be made.

Brendan made a motion, seconded by Diane, to accept the minutes of the May 15, 2024 regular meeting contingent on the spelling correction of the word “website” on page 1. Motion carried unanimously.

**PRE-APPLICATION QUESTIONS**

Reverend Jeffrey Curtis from 155 Eagle Mill Road was present. He would like to subdivide his property and install another dwelling on the subdivided lot. He had two questions. 1. Can he use the same driveway for both dwellings. The commission told him yes, with requirements in the ordinances. 2. Can he use his existing Small Flow Treatment Sewage Facility for the second house. He stated when it was installed it was designed for a small trailer park. He would like to pump sewage from second house to this facility. Bill Braun

stated this would have to be approved by the DEP through a sewage planning module.

Brendan stated he feels this is achievable however there is paperwork necessary and DEP approval would be required first before any other steps are taken.

## **PLAN REVIEWS**

H.G. Shannon Estate Plan Lot Line Revision – This plan had been presented and approved previously however it was necessary to move a line to include a garage. It is presumed LSSE’s comments were already addressed but recommendation is contingent on this.

Motion made by Lee, seconded by Kyrie to recommend approval of scale of plan from 1” = 100’ to 1” = 160’. Motion carried unanimously.

Motion made by Diane, seconded by Brendan to recommend approval of the modification request to waive the requirements of Code Section 245-14, Articles V and VI. Motion carried unanimously.

Motion made by Lee, seconded by Brendan to recommend approval of the non-building waiver contingent on LSSE’s comments being addressed. Motion carried unanimously.

Motion made by Diane, seconded by Rob to recommend approval of the DEP Sewage Planning Module contingent on LSSE’s comments being addressed. Motion carried unanimously.

Motion made by Lee, seconded by Brendan to recommend preliminary and final approval of the H. G. Shannon Estate Subdivision Plan contingent on LSSE’s comments being addressed. Motion carried unanimously.

## **OLD BUSINESS**

Comprehensive Plan Update –Board of Supervisors have authorized the public hearing for 5:30 P.M. on July 3, 2024 (right before the next supervisors’ meeting). Brendan also will communicate with the four commenters in the very near future.

Informational matter – At last supervisors meeting, the board took action to sign and approve the DEP consent order and to engage HRG Engineers to update Act 537 Plan. An updated Act 537 Plan would need to be reviewed by the Planning Commission.

## **NEW BUSINESS**

By-laws amendment – Need to remove part of a sentence that was duplicated. Motion to approve change made by Lee, seconded by Diane to make typographical changes. Motion carried unanimously

## **GENERAL INFORMATION**

### **BUILDING PERMITS applied for since last meeting:**

23=24 Mike Pospisil – Camp Fatima Road – Garage – 5/21/24  
24-24 SOVA LLC – Whitestown Road – Demolition – 5/28/24

## **ADJOURNMENT**

Motion made by Diane, seconded by Lee to adjourn to an executive session to discuss legal matter at 6:20 P.M. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lee Ann Kradel".

Lee Ann Kradel, Secretary

**Planning Meeting – 6:00 PM**  
**July 17, 2024**

**SIGN IN SHEET**

Name	Address
1. <u>Eric Hockenberry</u>	_____
2. <u>Ben Patton</u>	_____
3. <u>Cody Stephenson</u>	_____
4. <u>Brian Kelly</u>	_____
5. _____	_____
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