

CONNOQUENESSING TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 18, 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 September 18, 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. Kyrie Lokhaiser was absent. Engineer Bill Braun was also present. Roll call showed a quorum present. One person signed in on the public record on file at the Township office.

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

NONE

**REVIEW OF MINUTES**

Brendan stated the copies of thank you emails sent to the four commenters of the comprehensive plan have been turned into the township office.

Diane made a motion, seconded by Rob, to accept the minutes of the August 21, 2024 regular meeting. Motion carried unanimously.

**PRE-APPLICATION QUESTIONS**

Jason Ciganik and Matt Schmoll from Napa Ridge Condo Plan were present to ask questions regarding the remaining vacant lot in the plan. They wish to sell the land to a developer who wants to construct three 30 x 60 townhouse units like the ones already built there. His question concerns the setbacks. They would like written approval that the developer can build these units. Brendan explained that neither the Planning Commission nor the Supervisors can give such a guarantee without any type of application such as a Land Development or Subdivision Plan to review and eventually approve. The current setbacks on the existing plan would apply unless a new plan was submitted. Chapter 245-72 of the township code deals with multifamily dwellings. The property in question may

need to be subdivided and then current ordinances would apply. If setbacks could not be met a hardship waiver may be applied for. A discussion was held regarding whether the plan Mr. Ciganik presented was approved by the township and it was determined that the existing condo units are on separate parcels so they may need to subdivide this parcel. A stormwater management plan may also be necessary.

**PLAN REVIEWS**

NONE

**OLD BUSINESS**

Butler Farm Show – We don’t have jurisdiction over what they are doing right now but at some point, they may need to put in Stormwater Management Best Management Practices. Bill Braun wrote a letter last week recommending they do a Stormwater Management Plan.

Comprehensive Plan – Brendan stated the plan is approved and the next step is implementation. Brendan would like approval from the commission for him to ask the supervisors what next steps should be taken. Robert made a motion, seconded by Lee for Chairman to ask the Supervisors what their direction is for the Comprehensive Plan. Motion carried unanimously.

Brendan mentioned Supervisor Fleeger would like the planning commission to review large event ordinance.

**NEW BUSINESS**

NONE

**GENERAL INFORMATION**

- 31-24 Joseph Corrado – Reiber Road – pool (above-ground) 8/20/2024
- 32-24 Nick & Elisha Smith – Dick Road – pole barn 8/23/2024
- 33-24 Jones Estates Rolling Valley – Rolling Valley Lane – mobile home 8/26/2024
- 34-24 Jones Estates Woodland Meadows – Daisy Lane – mobile home 8/26/2024
- 35-24 Jones Estates Woodland Meadows – Daisy Lane – mobile home 8/26/2024
- 36-24 Jones Estates Woodland Meadows – Oak Lane – mobile home 8/26/2024
- 37-24 Jones Estates Woodland Meadows – Canterbury Lane – mobile home 8/26/2024
- 38-24 Jones Estates Woodland Meadows – Canterbury Lane – mobile home 8/26/2024
- 39-24 Jones Estates Woodland Meadows – Canterbury Lane – mobile home 8/26/2024

## ADJOURNMENT

Motion made by Lee, seconded by Brendan to adjourn the meeting at 6:37 PM. Motion carried unanimously.

Respectfully submitted,



Lee Ann Kradel, Secretary