

CONNOQUENESSING TOWNSHIP

PLANNING COMMISSION

JULY 17, 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 July 17, 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. Four 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 the copies of thank you emails sent to the four commenters of the comprehensive plan will be sent to the commission and the township office in the near future.

Rob made a motion, seconded by Kyrie, to accept the minutes of the June 19, 2024 regular meeting. Motion carried unanimously.

EXECUTIVE SESSION

Brendan made a motion to convene to an executive session at 6:02 PM to discuss a legal matter as well as a matter of agency business which if conducted would violate a lawful privilege or lead to the disclosure of information or confidentiality protected by law. Lee seconded the motion. Motion carried unanimously. The commission returned to the regular meeting at 6:10 PM on a motion by Rob, seconded by Brendan. Motion carried unanimously.

PRE-APPLICATION QUESTIONS

Butler Farm Show representatives, Ben Patton and Cody Stephenson were present to ask questions regarding a proposed campground at the Butler Farm Show grounds. In 2017, the Farm Show bought property to expand antiques and camping area for exhibitors (no camping at Farm Show any other time). The number of exhibitors is not going up, just making more room for existing. The sites will have water and electric only, no sewage. The Farm Show did a lot line revision plan in 2019 to combine all lots. There is still one small separate lot in Butler Township. Ben Patton stated they have been in contact with Jesse Hines at Butler Township, and they do have silt sock up. Bill Braun asked if buffers were requested by Butler Township. Farm Show said “no”. Mr. Patton stated he has been very cooperative and communicating with all involved. Brendan stated the Planning Commission’s job is to review submissions under the Township’s SALDO (Subdivision and Land Development Ordinance). Anything else would have to be reviewed by the supervisors. Mr. Patton stated the subject property has two existing buildings – a shed and garage – there is no plan to build any other structures. Brendan does not believe this qualified as a land development. However, depending on what they are planning to change, Stormwater management may apply and a SWM application may be needed. If an impervious area is being created some type of Stormwater management is required. Bill Braun suggested the Farm Show bring back “before” and “after” drawings along with a Small Project Stormwater Application so that the commission can better advise them. Brendan stated they may have to comply with DEP or Conservation District requirements. If under one acre disturbed, they may not have to do anything but an Erosion & Sediment Control Plan or Stormwater Plan. Also, if camping becomes more frequent or permanent in the future, there may be requirements under the township’s Mobile Home Ordinance. Lee asked if the road shown on the drawing provided is new or existing and what it’s made of. It is gravel and is partly new. She said this may already be over 5000 square feet of disturbance and requires Stormwater Management. The Farm Show was again told to submit the Small Project Storm Water Application along with before and after drawings and we will advise.

PLAN REVIEWS

NONE

OLD BUSINESS

Comprehensive Plan - Brendan updated that the Comprehensive Plan Public Hearing was held at 5:30PM on July 3 and that the supervisors will likely be passing it

NEW BUSINESS

NONE

GENERAL INFORMATION

BUILDING PERMITS applied for since last meeting:

25-24 Joe & Roxanne Martini – Shannon Mills Drive – New home – 6/19/24

26-24 Paul & Shirley Rankin – Buttercup School Road – shed – 6/27/24

27-24 Harold Faust – Silver Oak Drive – Shed – 7/2/24

ADJOURNMENT

Motion made by Lee, seconded by Brendan adjourn the meeting at 6:31 PM. Motion carried unanimously.

Respectfully submitted,

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

Lee Ann Kradel, Secretary