

**CONEWAGO TOWNSHIP PLANNING COMMISSION  
ADAMS COUNTY  
541 OXFORD AVENUE, HANOVER, PA 17331**

July 6, 2017

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**1. COMMENCE OF REGULAR MEETING**

The Regular Meeting of the Planning Commission for, 2017 was called to order by Mr. Strevig at 6:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

The following Planning Commission Members were in attendance:

John Strevig, Chair Person  
Richard Neiderer Vice Chair Person  
Tom Klunk  
Zach Brillhart  
David Barnhart

The following individuals were also in attendance:

Eric Mains, Gannett Fleming – Township Engineer  
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO

There was 4 person in the audience

**2. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 6/1/2017, for adoption.

**Mr. Neiderer made a motion, which was seconded by Mr. Barnhart, to adopt the Regular Meeting Minutes for June 1, 2017.**

**Vote: 5-0**

The 5/15/2017 Board of Supervisor's Meeting draft minutes were acknowledged.  
Updated SALDO report was acknowledged.

**3. SUBDIVISION AND LAND DEVELOPMENT**

■ **Trone Rental Properties – Revised Preliminary/Final LDP – Wetzel Drive**

Ted Decker, a representative from GHI, Inc. and Chris Trone, the property owner was present to discuss the plan. Eric went over his comments with the board. There was some discussion regarding the curbing at the entrance way. Mr. Brillhart said as a customer, he would recommend not having the curb and says it looks better without it. Mr. Barnhart said he is in favor of them eliminating the curbing on both Wetzel and High Streets. Mr. Trone advised the board that it's not a rush to get plan approval and if the board wishes to table the plan until next month, he will address the engineer's comments.

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the 90 day review period request. The new expiration date will be October 15, 2017.**

**Vote: 5-0**

**Mr. Neiderer made a motion, which was seconded by Mr. Barnhart, to recommend to the Board of Supervisors to approve the waiver requesting to accept the plan as a Preliminary/Final Plan.**

**Vote: 5-0**

**Mr. Neiderer made a motion, which was seconded by Mr. Brillhart, to recommend to the Board of Supervisors to table the plan until the August 3, 2017 Planning Commission meeting.**

**Vote 5:0**

■ **J.A Myers Homes, Inc. – Minor Land Development Plan – 170 Ram Drive**

Ted Decker, a representative from GHI, Inc. and Ben Myers, the property owner were present to discuss the plan. Eric went over his comments with the board. There was some discussion regarding the required sidewalks along Ram Drive. The applicant submitted a waiver request for relief of Section 135.34.A.

**Mr. Barnhart made a motion, which was seconded by Mr. Neiderer to recommend to the Board of Supervisors to deny the waiver request.**

**Vote: 5-0**

There was some discussion regarding comment #12 of the Engineer's comments regarding a note being placed on the plan stating no future subdivision of this lot shall occur. Mr. Decker said he couldn't locate this requirement in the ordinance and his client is not in favor of putting this note on the plan because while he may not have any plans in the foreseeable future, zoning may allow a subdivision provided they meet all the applicable zoning criteria.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to not require this note on the plan and to conditionally approve the Minor Land Development Plan with all other engineer comments addressed.**

**Vote 5-0**

■ **Precision Cut Industries – Preliminary/Final Plan – 60&84 Ram Drive**

Representatives for Precision Cuts were present to discuss the plan. The Engineer for the project discussed a few specific questions he had on the comments. Eric addressed those comments with the board but did not do a full review of every comment (given the number of comments). Mr. Arndt asked if the addition will add to the trucks staging on Ram Drive. Mr. Arndt said it's been an issue in the past with unhooked trailers staging on Ram Drive. It was explained by the applicant that the addition will allow more trucks carrying raw material to be onsite and not on Ram Drive. The board discussed the sidewalk requirement and advised the owner he may submit, but they were not in favor of granting it. There was some discussion on the ownership (and maintenance) of S Jefferson Street as a private street and the owner indicated he will review this further. The board received a waiver request to allow the plan to be submitted as a Preliminary/Final Plan.

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to accept the plan as a Preliminary/Final LDP.**

**Vote: 5-0**

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to table the plan until the August 3, 2017 Planning Commission meeting.**

**Vote: 5-0**

**4. OTHER BUSINESS**

■ **Comprehensive Plan Update**

Mr. Arndt stated that staff is working on gathering material and information so the information can be revised.

■ **Hanover Regional Housing Units 2010-2015 fyi information**

Mr. Arndt provided a chart showing housing comparisons with Conewago Township, McSherrystown Borough, Penn Township (York County), and Hanover Borough (York County).

**5. PUBLIC COMMENT**

There were no comments

**6. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting – 7•17•17 at 7:00 PM.
- ▶ The Zoning Hearing Board - 8•2•17 at 6:00 PM.
- ▶ The Planning Commission meeting - 8•3•17 at 6:00 PM.

**A motion to adjourn at 7:37 PM was expressed by Mr. Neiderer, the motion to adjourn was seconded by Mr. Brillhart.**

**Vote: 5-0**

Respectfully submitted,

David Arndt, Jr.  
Zoning/Code Enforcement Officer/BCO