

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

August 3, 2017

1. COMMENCE OF REGULAR MEETING

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

The following Planning Commission Members were in attendance:

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
Barb Krebs, Township Manager

There were 5 person in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 7/6/2017, for adoption.

Mr. Brillhart made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for July 6, 2017.

Vote: 4-0

The 6/19/2017 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**

Ed Mort, a representative from GHI, Inc. was present to discuss the plan. Mr. Mort stated they have addressed the Engineer's comments. The outstanding conditions are as follows;

1. A sewage facilities planning module (or appropriate exemption) shall be approved by the Township and sent to DEP.
2. All appropriate seals and certifications shall be on the plans prior to final plan approval.
3. A Public Improvement Bonding estimate shall be submitted to the Township Engineer for review and approval.

Mr. Barnhart made a motion, which was seconded by Mr. Brillhart, to recommend to the Board of Supervisors to approve the Preliminary/Final LDP – Wetzel Drive

Vote: 4-0

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

Representatives for Precision Cut Industries were present to discuss the plan. The Engineer for the project discussed a few specific questions he had on the comments. Eric Mains addressed the comments with the board. There was some discussion on the ownership (and maintenance) of S Jefferson Street as a private street and the owner indicated at the July 6, 2017 Planning Commission meeting that they would review this further. The applicant was unable to provide the township the proper document stating they have approvals from the owner of S Jefferson Street. The board explained they cannot approve a plan that extends onto someone else's property. The Representatives for Precision Cuts will do further research to establish who owns or has the rights to S Jefferson Street. The Township would like whoever is the owner of the property to have a signature block on the plan acknowledging their approval. The Board of Supervisors at their regular July 17, 2017 meeting approved a waiver request to allow the plan to

be submitted as a Preliminary/Final Plan. Another waiver was submitted asking for relief of Section 135-130A. Access Drives/Number Per Lot.

Mr. Brillhart made a motion, which was seconded by Mr. Barnhart to recommend to the Board of Supervisors to accept the waiver request for relief from Section 135-130A. Access Drives/Number Per Lot if the applicant provides the Township with a document stating the owner of S. Jefferson Street's approval.

Vote: 4-0

Mr. Klunk made a motion, which was seconded by Mr. Barnhart to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Plan with the Township Engineers comments satisfied and the acknowledgement and approval by owners of S. Jefferson Street.

Vote: 4-0

■ **J.A. Myers Inc. - Linden Commons – Preliminary/Final Plan – corner of Linden & Maple**

Doug Barmoy, a representative from Hanover Land Services was present to discuss the plan. Eric Mains went over his comments in general with the board. Derek Higgs, 600 Linden Avenue was present to discuss some concerns with the plan. Mr. Higgs was concerned with a low area of the lot collecting stormwater currently. Also, stated he thinks the two foot side yard setback is not enough. Mr. Higgs asked if the Township could make the developer install a buffer between his property? Mr. Arndt explained buffers are required for new commercial projects but not residential. Mr. Neiderer thanked Mr. Higgs for his comments.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to approve the waiver asking for the plan to be accepted as a Preliminary/Final Plan.

Vote: 4-0

Mr. Barnhart made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to table the Preliminary/Final Plan until the September Planning Commission meeting allowing the plan to be modified to address comments.

Vote: 4-0

4. OTHER BUSINESS

■ **Comprehensive Plan Update**

Mr. Arndt stated that a task list was formed and that he will meet with Mr. Brillhart to assign the task to the appropriate people. Once the revisions are completed, a revised draft copy will be submitted to the board for review.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 8•21•17 at 7:00 PM.
- ▶ The Zoning Hearing Board - 8•8•17 at 6:00 PM.
- ▶ The Planning Commission meeting - 9•7•17 at 6:00 PM.

A motion to adjourn at 6:49 PM was expressed by Mr. Klunk, the motion to adjourn was seconded by Mr. Brillhart.

Vote: 4-0

Respectfully submitted,

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