

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

January 5, 2017

1. RE-ORGANIZATIONAL MEETING

The Re-Organizational Meeting of the Planning Commission for January 5, 2017 was called to order by Mr. Neiderer at 6:58 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

The following Planning Commission Members were in attendance:

Richard Neiderer, Chair Person

John Strevig, Vice Chair Person

David Barnhart

Tom Klunk

Zachary Brillhart

The following individuals were also in attendance:

Eric Mains, Township Engineer, Gannett Fleming

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

Barb Krebs, Township Manager

There was 1 person in the audience

Nominations meeting of Planning Commission was called to order at 6:58PM

Mr. Neiderer called for nominations for Chairman. **Mr. Neiderer made a motion, of which was seconded by Mr. Brillhart, to nominate Mr. Strevig to be the Chairman of the Planning Commission.**

Vote: 5-0

Mr. Neiderer called for nominations for Vice-Chairman. **Mr. Barnhart made a motion, of which was seconded by Mr. Brillhart, to nominate Mr. Neiderer to be the Vice-Chairman of the Planning Commission.**

Vote: 5-0

Meeting closed at 7:00 PM

2. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for January 5, 2016 was called to order by Mr. Strevig at 7:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 12/1/2016, for adoption.

Mr. Brillhart made a motion, which was seconded by Mr. Barnhart, to adopt the Regular Meeting Minutes for December 1, 2016.

Vote: 5-0

The 11/21/2016 Board of Supervisor's Meeting draft minutes were acknowledged.

Updated SALDO report was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

■ **Patrick and Elizabeth Sheaffer – Annexation Subdivision Plan**

Bob Sharrah, a representative of Sharrah Design Group, Inc. was present to discuss the Annexation Plan. Eric Mains, Township Engineer went over his review letter dated December 29, 2016. Mr Mains stated the items that haven't been addressed to date are as follows;

1. A “lot merger” agreement shall be executed to ensure that the consolidation of the annexed lot and the receiving lot occurs.
2. The Township should review and process the Sewage Facilities Planning – Non-Building Waiver.
3. As the existing driveway is to be shared, a long term maintenance agreement outlining responsibilities shall be submitted for both Lot 2 and the newly combined (annexed) lot and shall be reviewed by the Township Solicitor.

**Mr. Brillhart made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the request for Planning Waiver & Non-Building Declaration.
Vote: 5-0**

**Mr. Neiderer made a motion, which was seconded by Mr. Barnhart to conditionally approve the Annexation Plan with the above three conditions being as discussed and as listed per the Engineer’s review letter dated December 29, 2016.
Vote: 5-0**

5. OTHER BUSINESS

■ Comprehensive Plan Update

Eric Mains, the Township Engineer went over his comments & suggested edits for Section V of the current Comprehensive Plan. Mr. Arndt added a comment of a misspelling of the word “Flow” should be Flown.

The Planning Commission is waiting for the County Comments for Section III.

The Planning Commission will review Section VI and will discuss it at their February 2, 2017 regular meeting.

6. PUBLIC COMMENT

There were no comments

7. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 1•16•17 at 7:00 PM.
- ▶ The Zoning Hearing Board - 2•1•17 at 7:00 PM.
- ▶ The Planning Commission meeting - 2•2•17 at 7:00 PM.

A motion to adjourn at 7:24 PM was expressed by Mr. Brillhart, the motion to adjourn was seconded by Mr. Neiderer.

Vote: 5-0

Respectfully submitted,

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