

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

August 6, 2015

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**1. COMMENCE OF REGULAR MEETING**

The Regular Meeting of the Planning Commission for August 6, 2015 was called to order by Mr. Niederer 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  
John Strevig  
David Barnhart  
Tom Klunk

The following individuals were also in attendance:

Eric Mains, Township Engineer, Buchart Horn, Inc  
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO

There were 5 persons in the audience

**2. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 5/7/2015, for adoption.

Correction needs to be made. Mr. Niederer called the meeting to order, not Mr. Bortner (as indicated on DRAFT minutes).

**Mr. Strevig made a motion, which was seconded by Mr. Barnhart, to adopt the Regular Meeting Minutes for May as corrected. Vote: 4-0**

The 6/15/2015 Board of Supervisor's Meeting draft minutes were acknowledged.

**3. SUBDIVISION AND LAND DEVELOPMENT**

■ **Chapel Ridge Stormwater Parcel #2 – Preliminary/Final Plan**

Mr. Vern Leese, developer for Chapel Ridge, was present to discuss the Preliminary/Final Plan. There was some discussion of the Township Engineer comments regarding conditions the Engineer referenced in his review letter dated August 4, 2015.

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to table the Preliminary/Final Plan until September meeting based on the conditions provided by the Township Engineer. A discussion will be held at next month's meeting regarding plan status as "Preliminary" or "Preliminary/Final". Vote: 4-0**

■ **T Baird McIlvain Company – Preliminary/Final Minor Subdivision Plan**

Mr. Andrew Brough, PE, as a representative from Conewago Enterprises, was present to discuss the Preliminary/Final Plan. There was some discussion of the Township Engineer comments regarding conditions the Engineer referenced in his review letter dated August 4, 2015. Mr. Brough asked the Planning Commission if he could submit the revised plan as a Prelim/Final Minor Subdivision/Land Development Plan. The Planning Commission agreed for the plan to be called a Prelim/Final Minor Subdivision/Land Development Plan.

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to table the Preliminary/Final Plan until September meeting based on the conditions provided by the Township Engineer. Vote: 4-0**

**4. OTHER BUSINESS**

■ **Sheaffer Property - No discussion**

■ Mr. Neiderer showed some concern about the applicants for Land Development Plans submitting Preliminary/Finals instead of a Preliminary and then a Final. Eric Mains, Township Engineer stated in some cases it's not necessary to submit separately due to the nature of the plan. David Arndt explained that a Preliminary/Final Plan is an option for the Developer when submitting a plan.

**5. PUBLIC COMMENT**

David Arndt introduced Barb Krebs as the new Township Manager for Conewago Township.

**6. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting – 8•17•15 at 7:00 PM.
- ▶ The Zoning Hearing Board - 9•2•15 at 7:00 PM.
- ▶ The Planning Commission meeting - 9•3•15 at 7:00 PM.

**A motion to adjourn at 7:52 PM was expressed by Mr. Strevig, the motion to adjourn was seconded by Mr. Klunk. Vote: 4-0**

Respectfully submitted,

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