

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

October 1, 2015

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for October 1, 2015 was called to order by Mr. Neiderer at 7:00 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
Barb Krebs, Township Manager

There were 8 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 9/3/2015, for adoption.

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

The 9/21/2015 Board of Supervisor's Meeting draft minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **Trone Rental Properties – Preliminary Subdivision Plan**

Mr. Trone contacted the office this afternoon and asked to table his plan until the November meeting. The audience was made aware of this by Mr. Neiderer. No further discussion was had.

Mr. Strevig made a motion, which was seconded by Mr. Klunk, to table the plan until the November meeting.

Vote: 4-0

■ **Vern Leese – Preliminary/Final Subdivision Revised Plan**

Mr. Leese was present to represent his Preliminary/Final Revised Plan. The Township Engineer Eric Mains went through his remaining comments. There was some discussion regarding the waiver request to allow the applicant relief of Section 135.16.C.4.A, "to show all existing utilities and items identified within 200 feet of the project site." Mr. Mains explained that Mr. Leese could simply submit to the Township a copy of the utilities plan that was submitted with the original Chapel Ridge plan. Mr. Leese withdrew his request for waiver Section 135.16.C.4.A.

The applicant is requesting a waiver from Section 135.11 "Preliminary Plan Procedure." Mr. Neiderer stated he is not a fan of allowing applicant's to skip the preliminary plan process. Mr. Mains and Mr. Arndt are going to research the township ordinances to see what the requirements are for plan submittals and discuss it at the November meeting.

Mr. Strevig made a motion, which was seconded by Mr. Klunk to approve a waiver request from Section 135-11, Preliminary Plan Procedure.

Vote: 3-1 Mr. Neiderer opposed

The Applicant is seeking PA DEP approval of an "Exemption" for the Sewage Facilities Planning Module.

Mr. Strevig made a motion, which was seconded by Mr. Klunk to recommend the BOS approve the submitted Sewage Facilities Planning Module (Exemption).

Vote: 4-0

Mr. Strevig made a motion, which was seconded by Mr. Klunk to approve the plan dated 8/25/2015 as submitted, noting as conditions the relevant Township Engineer comments from his most recent report.

Vote: 4-0

4. OTHER BUSINESS

- **Sheaffer Property** - No discussion

5. PUBLIC COMMENT

No Comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 10•19•15 at 7:00 PM.
- ▶ The Zoning Hearing Board - 11•4•15 at 7:00 PM.
- ▶ The Planning Commission meeting - 11•5•15 at 7:00 PM.

A motion to adjourn at 7:31 PM was expressed by Mr. Barnhart, the motion to adjourn was seconded by Mr. Strevig.

Vote: 4-0

Respectfully submitted,

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