

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

October 6, 2016

1. REGULAR MEETING

The Regular Meeting of the Planning Commission for October 6, 2016 was called to order by Mr. Neiderer at 7:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA followed by the Pledge to the Flag.

The following Planning Commission Members were in attendance:

Richard Neiderer, Chair Person

David Barnhart

John Strevig

Zachary Brillhart

The following individuals were also in attendance:

Eric Mains, Township Engineer

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

Barb Krebs, Township Manager, was available in main office.

There were 2 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 8/4/2016, for adoption.

Mr. Strevig made a motion, which was seconded by Mr. Brillhart, to adopt the Regular Meeting Minutes for August 4, 2016.

Vote: 4-0

The 8/15/2016 Board of Supervisor's Meeting minutes were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **Chris Trone, Wetzel Drive – Preliminary/Final Subdivision Plan**

A written request was made to the Planning Commission from Ed Mort of Group Hanover, Inc. to ask for another 90 day extension since the Township is finishing up the paving project on Wetzel Drive. The new extension date would be January 28, 2016.

Mr. Barnhart made a motion, which was seconded by Mr. Strevig, to recommend to the Board of Supervisors to approve the plan extension to January 28, 2016.

Vote: 4-0

4. OTHER BUSINESS

■ **Review and comments of the Comprehensive Plan**

Township Engineer, Eric Mains provided some bullet points outlining some "high level" items that may warrant further review in the current plan. There was some discussion if the plan will be revised or completely redone. It was noted that the Board had indicated a desire to simply update the document, without a complete (and expensive) rewrite.

Mr. Brillhart made a motion, which was seconded by Mr. Barnhart, for the Planning Commission members to review Sections I,II,& III and provide comments for the November Planning Commission meeting.

Vote: 4-0

■ **Revision to Ordinance Section 155-82.A.(1)**

Mr. Arndt explained to the Planning Commission members that there have been several residents question the Township's fence ordinance. The current ordinance states that fences within front yards can be a maximum of three (3) feet in height. Three foot fences are not a standard size for fences. The Planning Commission is recommending to the Board of Supervisors to change the maximum permitted height for front yards to four (4) feet which is standard to be consistent with neighboring municipalities.

Mr. Barnhart made a motion, which was seconded by Mr. Brillhart, to recommend to the Board of Supervisors to advertise to amend Ordinance Section 155-82.A.(1) to change the maximum fence height within front yards from three (3) feet to four (4) feet.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 10•17•16 at 7:00 PM.
- ▶ The Zoning Hearing Board - 11•2•16 at 7:00 PM.
- ▶ The Planning Commission meeting - 11•3•16 at 7:00 PM.

A motion to adjourn at 7:27 PM was made by Mr. Strevig, the motion to adjourn was seconded by Mr. Barnhart.

Vote: 4-0

Respectfully submitted,

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