

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

November 5, 2015

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for November 5, 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
Ted Bortner
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 8 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 10/1/2015, for adoption.

Mr. Bortner made a motion, which was seconded by Mr. Strevig, to adopt the Regular Meeting Minutes for October. **Vote: 5-0**

The 10/19/2015 Board of Supervisor's Meeting draft minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged

■ **John H. Myers & Son – Preliminary/Final Subdivision Plan**

Ted Decker of GHI Engineering, Inc. and Richard Kuhn, representative of John H. Myers and Son, were present to discuss the Preliminary/Final Plan and request a waiver from Section 135-9 of the Township Ordinance to allow the plan to proceed as a Preliminary/Final Plan. After some discussion, the Planning Commission recommended the waiver request and the plan be approved by the Board of Supervisors with the following conditions;

1. Approval by the Township Engineer of the Stormwater Management Plan.
2. Approval by the Township Engineer of the established public improvement bond amount.
3. Approval by Adams County Conservation District for an NPDES Permit.
4. Satisfactory completion of the Township Engineer comment letter dated October 27, 2015.

Mr. Bortner made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request of Section 135-9 of the Township Ordinance to allow the plan to proceed as a Preliminary/Final Plan.

Vote: 5-0

Mr. Bortner made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the Preliminary/Final Plan with the above 4 conditions.

Vote: 5-0

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

Edward Mort of GHI Engineering, Inc and Chris Trone were present to discuss the Preliminary Plan. There were several neighboring residents that were present to discuss the plan. There was some concerns from residents regarding the setbacks, stormwater runoff, lighting, parking and a possibility of increased crime. The Board noted for the public that there are issues they can address (by way of Zoning and SALDO) and and some they cannot (due to landowners rights).

Mr. Bortner made a motion, which was seconded by Mr. Strevig, to recommend to the Board of Supervisors to approve the Preliminary Plan.

Vote: 5-0

■ **Trone Rental Properties – Preliminary/Final Subdivision Plan – Wetzel Drive**

Mr. Trone asked to have the plan tabled until the December Planning Commission meeting.

Mr. Bortner made a motion, which was seconded by Mr. Strevig to table the plan until the December Planning Commission meeting.

Vote: 5-0

4. OTHER BUSINESS

No discussion

5. PUBLIC COMMENT

No Comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 11•16•15 at 7:00 PM.
- ▶ The Zoning Hearing Board - 12•2•15 at 7:00 PM.
- ▶ The Planning Commission meeting - 12•3•15 at 7:00 PM.

A motion to adjourn at 8:22 PM was expressed by Mr. Bortner, the motion to adjourn was seconded by Mr. Strevig.

Vote: 5-0

Respectfully submitted,

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