

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

June 7, 2018

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, June 7, 2018 was called to order by Mr. Strevig at 6:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

The following Planning Commission Members were in attendance:

John Strevig, Chair Person

Tom Klunk

David Barnhart

The following individuals were also in attendance:

Eric Mains, Gannett Fleming – Township Engineer

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

There was 2 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 5/3/2018, for adoption.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for May 3, 2018.

Vote: 3-0

The 4/16/2018 Board of Supervisor's Meeting draft minutes were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ Precision Cut Industries – Preliminary/Final LDP 115 Ram Drive

Gerry Funke, a representative from GHI was present with Chris Keller to discuss the plan. Mr. Funke presented a revised plan addressing the Township Engineer's comments. The revised plan was sent by email to the Township Engineer but was not officially submitted to the township so the board did not get a chance to review the plan before the meeting. The board discussed the following waiver requests and made the following recommendations;

1. Waiver request from Section 135-34, to not be required to install sidewalks.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to deny the request. Vote: 3-0

2. Waiver request from Section 135-16, to allow the plan to be submitted as a Preliminary/Final Plan.

Mr. Klunk made a motion, which was seconded by Mr. Barnhart, to recommend to the Board of Supervisors to approve the request. Vote: 3-0

3. Waiver request from Section 135-32. H, to allow parking within 2.24 feet of the side property line. There was discussion regarding the specific waiver request. This requirement is also noted to be in the zoning ordinance under Section 155-22.F.(2) which would require the applicant to apply for a variance from the Zoning Hearing Board.

4. Waiver request from Section 135-32.U, to not be required to provide an oversized parking space. This requirement is also a requirement in the zoning ordinance under Section 155-37.F which also would require the applicant to apply for a variance from the Zoning Hearing Board.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to deny these two request of the aforementioned SALDO sections, as submitted, solely on the basis that these are also requirements under the zoning ordinance and the planning commission feels it would be proper for the Zoning Hearing Board to address these request. It was offered collectively that the planning commission board does not have any objections to either of the variances being granted. Vote: 3-0

The plan was tabled to allow time for review of the submitted plan edits and proper application of zoning variances.

4. OTHER BUSINESS

■ Comprehensive Plan Update

Mr. Arndt and Mr. Mains stated the staff continues to work on getting the information together to complete the process.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 6•18•18 at 6:30 PM.
- ▶ The Zoning Hearing Board - 7•11•18 at 6:00 PM.
- ▶ The Planning Commission meeting - 7•5•18 at 6:00 PM.

A motion to adjourn at 6:32 PM was expressed by Mr. Klunk, the motion to adjourn was seconded by Mr. Barnhart.

Vote: 3-0

Respectfully submitted,

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