

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

November 1, 2018

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**1. COMMENCE OF REGULAR MEETING**

The Regular Meeting of the Planning Commission for, November 1, 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  
Richard Neiderer, Vice Chair Person  
Tom Klunk  
David Barnhart  
Harold Hockensmith

The following individuals were also in attendance:

Eric Mains, Township Engineer  
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO  
Barb Krebs, Township Manager

There were 5 persons in the audience

Chair Person John Strevig introduced Harold Hockensmith and welcomed him to the board.

**2. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 10/4/2018, for adoption.

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for October 4, 2018.**

**Vote: 5-0**

The 9/17/2018 Board of Supervisor's Meeting were acknowledged.

Updated SALDO report was acknowledged.

**3. SUBDIVISION AND LAND DEVELOPMENT**

■ **Conewago Contractors – Blettner Avenue – Concept Plan for Industrial Buildings**

Paul Fish and Andrew Levine, of Rettew Engineering and Allen Smith, of Conewago Contractors were in attendance to discuss a concept plan for the construction of new industrial buildings on Blettner Avenue. There was some discussion regarding possible addition truck traffic on Blettner Avenue. A traffic study will be completed during the Land Development Plan submission.

**There was no action taken on the concept plan.**

■ **Conewago Enterprises – 660 Edgegrove Rd – Steel Shop Expansion**

Eric Smith, a representative from Conewago Enterprises was present to discuss the Preliminary/Final Land Development Plan for the Steel Shop Expansion.

The applicant submitted two waiver request. The first waiver request is from Section 135-16 to allow the plan to be accepted as a Preliminary/Final Plan.

**Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver from Section 135-16.**

**Vote: 5-0**

The second waiver request is from Section 135-16.A(1) to allow a 1"=120' scale.

**Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver from Section 135-16.A(1).**

**Vote: 5-0**

**Mr. Neiderer made a motion, which was seconded by Mr. Barnhart, to recommend to the Board of Supervisors to approve the Preliminary/Final Land Development Plan.**

**Vote: 5-0**

■ **Estate of Nadine Klunk – 5955 Hanover Road – Consideration of a zoning change for the Klunk Farm.**

Representatives for this project contacted the Township before the meeting and advised they would like to be on the December 6, 2018 meeting agenda to discuss this property.

**No action taken**

**4. OTHER BUSINESS**

■ **Comprehensive Plan Update**

The Planning Commission members reviewed Sections IV & V and provided suggestions, comments and potential edits to the rest of the board and staff. Eric and Dave will be making the edits to the comp plan. The planning commission agreed to review Sections VI and VII for the next meeting.

■ **FYI – Receipt of Notice of Intent to Remediate**

Engineer Mains reported to the Commission that he participated in a conference call earlier that day with Miller Chemical and their consultant, Ramboll. Aside from an overall update on remediation status, among items discussed was a desire by Miller Chemical to engage the Township on an effort to enact a Well Ordinance that would help identify when someone develops a domestic use well inside any of the area affected by the catastrophic facility fire that occurred at their site. Eric will coordinate with Barb on how to best proceed with starting a discussion (next month's planning versus Workshop meeting).

**5. PUBLIC COMMENT**

There were no comments

**6. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting – 11•19•18 at 6:30 PM.
- ▶ The Zoning Hearing Board - 11•14•18 at 6:00 PM.
- ▶ The Planning Commission meeting - 12•6•18 at 6:00 PM.

**A motion to adjourn at 7:06 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Klunk.**

**Vote: 5-0**

Respectfully submitted,

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