

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

November 5, 2020

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on November 5, 2020 at 6:00 pm at the Conewago Township Municipal Building, 541 Oxford Avenue, Hanover, PA 17331. For the convenience of the public who cannot attend the meeting in person, the meeting will also be livestreamed through Facebook. Please see the Township's website for the Facebook user name and URL. The agenda for the meeting will be posted to the Township's website, www.conewagotwp.us.*

1. COMMENCE OF THE REGULAR MEETING

The Meeting of the Planning Commission for, November 5, 2020 was called to order by Mr. Strevig at 6:00 PM.

The following Planning Commission Members were in attendance:

John Strevig, Chair Person
Alisha Gouker, Vice Chair
Richard Neiderer
Tom Klunk
Fred Wilke

The following Township Representatives were also in attendance:

Virginia Thornton, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Charlotte Shaffer, Township Supervisor

There were 61 persons logged in to Facebook and 7 persons in the audience.

2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, 36 Franklin Drive provided public comment to the board members. She mentioned the comp plan and the importance of the land use within the township.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 10/1/2020, for adoption.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for October 1, 2020.

Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

■ **Chapel Meadows - Preliminary Subdivision Plan**

Doug Stambaugh, of Group Hanover, Inc., a representative for Chapel Meadows Subdivision was present to discuss a plan showing the cul-de-sacs removed from the LDP and wanted to make sure the planning commission members supported the layout so the developer can move forward with the plan design and address the other comments.

Harry McKean introduced himself as the developer for the Chapel Meadows LDP. Mr. McKean stated the development would be an active adult style of development and would have a Home Owners Association.

No action taken

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
Gerry Funke, of Group Hanover, Inc. was present to discuss the Preliminary/Final Land Development Plan. There was no new discussion for this plan. The applicant continues to address outstanding comments.

No action taken

■ **60 Ram Drive – Preliminary/Final Land Development Plan**

Gerry Funke, of Group Hanover, Inc. was present to discuss the Preliminary/Final Land Development Plan. There was some discussion regarding the requirement of drive through oversized parking spaces. The applicant is requesting a waiver from Section 135-32.U(1) to not be required to have oversized parking spaces with drive-through capability.

Mr. Strevig made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.U(1) to not require the oversized parking spaces to have drive-through capability.

Vote: 4-1, Mr. Neiderer voting against.

There was discussion regarding the maximum floor area ratio requirement, Section 155-22.E. Virginia and Dave stated the applicant will need to provide the building area ratio after construction and if it's over the maximum permitted allowed of 25%, then a variance would be needed from the Zoning Hearing Board.

Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development Plan with the conditions listed in the Township Engineers review letter dated November 5, 2020 and that approval is granted by the Zoning Hearing Board for a maximum floor ratio exceeding 25% if needed.

Vote: 5-0

■ **370 Church Street – Bobcat of Adams County - Preliminary/Final Land Development**

Dave Arndt mentioned that he received a request from Kris Raubenstine, the Engineer for the project to table the plan to allow the applicant time to address the County comments and the Township Engineer comments.

No action taken

■ **Arrows Pointe - Preliminary Subdivision Plan**

Received a notice to extend the deadline for plan action under Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10508, to March 31, 2021.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the extension date for plan action until March 31, 2021.

Vote: 5-0

5. OTHER BUSINESS

■ **Hanover Honda – Land Development Plan in Penn Township**

Mr. Arndt mentioned that he was contacted by Scott DeBell, a representative for the Hanover Honda project and was asked what the process would need to be since the improvements are in Penn Township however the Stormwater Basin is within Conewago Township. The Planning Commission is recommending the applicant submit a Land Development Plan through the normal plan process.

■ **Comprehensive Plan Update**

The Planning Commission members were given a copy of the draft to review for the December Planning Commission meeting.

■ **John Strevig – Section 209.1. Powers and Duties of Planning Agency.**

Mr. Strevig read a document from the Pennsylvania Municipality Planning Code that he added information too that shows responsibilities of the Township Planning Commission.

■ eCode 360

The Township Engineer, Virginia Thornton showed the planning commission members how to utilize the eCode 360 option that is on the Township Website. Mr. Strevig mentioned that eCode 360 is a very nice tool to use when you are reviewing plans.

6. PUBLIC COMMENT

Ellen Ryan, thanked the planning commission for explaining the eCode 360 tool. Ms. Ryan briefly talked about over development in the area and thanked the board for all their work.

7. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 11•16•20 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting - 12•2•20 at 6:00 PM.
- ▶ The Planning Commission meeting - 12•3•20 at 6:00 PM.

A motion to adjourn at 8:11 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Neiderer

Vote: 5-0

Respectfully submitted,

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