

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

February 4, 2021

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*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on February 4, 2021 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](http://www.conewagotwp.us).*

**1. COMMENCE OF THE REGULAR MEETING**

The Meeting of the Planning Commission for February 4, 2021 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  
Alisha Gouker, Vice-Chair Person  
Tom Klunk  
Richard Neiderer  
Fred Wilke

The following individuals were also in attendance:

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

There was 7 persons in the audience

Fred Wilke asked each board member why they wanted on the planning commission. He asked if anyone got on the board for personal reasons. Other board members mentioned they are on the board to serve their community and do what they feel is right for the community. Mr. Wilke reminded the board to remember that.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

Ellen Ryan, 36 Franklin Drive provided public comment to the board members. She mentioned comments regarding the developments on the agenda. Ms. Ryan advised the board that they should have a copy of the SALDO so they can review it while reviewing plans. Mr. Strevig advised Ms. Ryan that all the members have a hard copy of the SALDO as well as the digital copy, eCode360 that is available on our website. Ms. Ryan also recommended a copy of the plans to be posted on our website as well as in the papers. More information should be given to the public regarding the meeting documents.

**3. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 1/7/2021, for adoption.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for January 7, 2021.**

**Vote: 5-0**

**4. SUBDIVISION AND LAND DEVELOPMENT**

■ **Residence on Church – Preliminary/Final Land Development Plan**

No one was present to discuss the plan. Mr. Strevig mentioned that the waiver request for Section 135-16.E(5) was tabled by the Board of Supervisors and that waiver request for Section 135-11 was approved by the Board of Supervisors. It was acknowledged that a plan review by the SAVES Fire Chief was

received and will be forwarded on to the Board of Supervisors for review. Mr. Strevig mentioned that the plan was recommended to the Board of Supervisors for conditional approval at the January 7, 2021 Planning Commission meeting.

Mr. Strevig read a plan action deadline extension request submitted by Bob Sharrah on behalf of his client, Chris Trone requesting a deadline date for plan action to April 20, 2021 to allow time to satisfy Township Engineer comments.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the plan action deadline date to April 20, 2021.**

**Vote: 4-0, Fred Wilke abstained**

■ **Chapel Meadows - Preliminary Subdivision Plan**

Mr. Strevig mentioned that the plan action date for this plan is 2.16.2021. Jeff Stough and Harry McKean were present to advise the board of the activity taking place with their plan. They continue to work on Engineer comments and a requesting an extension for the plan action deadline date to August 16, 2021.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the plan action deadline date to August 16, 2021.**

**Vote: 5-0**

■ **Honda of Hanover – Parking Lot Expansion**

Scott DeBell, of Site Design Concepts was present to discuss the plan. A waiver request from Section 76-17 of the Stormwater Management Ordinance was discussed. The applicant is requesting to provide rate control for runoff from the proposed parking lot as an alternative to the volume controls required by the stormwater ordinance.

**Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 76-17 to provide rate control for runoff from the proposed parking lot as an alternative to the volume controls required by the stormwater ordinance.**

**Vote: 5-0**

**Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the land development plan for the parking lot expansion.**

**Vote: 5-0**

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**

The plan action deadline is March 16, 2021. Mr. Strevig read a request from Gerry Funke, of Group Hanover, Inc. requesting the plan to be tabled until the March 4, 2021 planning commission meeting.

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

The plan action deadline is March 16, 2021. There was no discussion.

■ **Arrows Pointe - Preliminary Subdivision Plan**

Deadline for action is 3.21.2021.

## **5. OTHER BUSINESS**

■ **Intersections of Kindig Lane & High Street and Kindig Lane & Oxford Avenue**

Mr. Strevig will be providing a memo to the Board of Supervisors to make them aware of the Planning Commission's concerns regarding these intersections.

■ **Comprehensive Plan Update**

Virginia asked the board if there was any new edits to be given as the plan continues to be edited and put into a final draft form. The final paper draft should be completed for the March planning commission meeting.

■ **Vulcan Construction Materials, LLC**

A letter dated January 5, 2021 was acknowledged from Vulcan regarding their Annual 2020 Operations Progress Report.

■ **Notes from the Planning Commission Chairperson**

It was discussed that the Board of Supervisors has authorized the Township Solicitor to prepare an amendment to Ordinance 155-22.E to eliminate the language Maximum Floor Ratio. There was discussion regarding the Kindig Lane and High Street safety concern. It was stated the Kindig Lane and Oxford Avenue intersection will be part of the Chapel Meadows traffic study. The Township Engineer and Township Zoning Officer are to look into the Church Street stormwater concerns. Mr. Arndt stated it has not rained hard enough since the last meeting however the concerns will be reviewed. Mr. Strevig mentioned his annual report to the rest of the board and advised Mr. Arndt to share the report with the Board of Supervisors. Mr. Strevig also mentioned a draft of suggested by-laws, data & general information of Hanover Water Works. Mr. Strevig mentioned that the Board of Supervisors at their January 18, 2021 regular meeting asked the Planning Commission to start reviewing the SALDO. There was some discussion about trying to schedule a meeting to start the process. In the meantime, the board should start looking for suggested revisions.

Mr. Neiderer mentioned that he is concerned with radon in this area. He believes the township should have some requirements for radon inspections. There was some discussion about putting education about radon on the township website and having information put into the township newsletter.

**Mr. Neiderer made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to investigate a possibility of a stand-alone ordinance for radon testing and dispersed for new homes.**

**Vote 5-0**

**6. PUBLIC COMMENT**

Ellen Ryan, 36 Franklin Drive provided public comment. Ms. Ryan asked the planning commission about the status of the zoning hearing for the Arrows Pointe Subdivision. Mr. Strevig advised they don't know what the status of that hearing is. Mr. Arndt stated to Ms. Ryan that her question would be more for the Board of Supervisors to answer as it involves them and the Zoning Hearing Board. Ms. Ryan stated she will file a right to know request. Ms. Ryan also mentioned comments about parks, waivers and physical impacts that these developments can cause to the township. Ms. Ryan was interrupted after 5 minutes of public comment given.

Bill Popovich, 36 Franklin Drive stated he has public comment but would like to defer his 5 minutes to Ms. Ryan to continue. Ms. Ryan continued to providing public comment about parks, subdivision plans, and intersections within the development.

**7. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting – 2•15•2021 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting - 3•3•2021 at 6:00 PM.
- ▶ The Planning Commission meeting - 3•4•2021 at 6:00 PM.

**A motion to adjourn at 7:28 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mrs. Gouker**

**Vote: 5-0**

Respectfully submitted,

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