

CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
June 2, 2022

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on June 2, 2022 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 June 2, 2022 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
Richard Neiderer
Tom Klunk
Thomas Sheaffer

The following individuals were also in attendance:

David Arndt, Jr., Township Manager/Zoning Officer
Nate Simpson, Township Engineer, CS Davidson, Inc.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes and the Special Comp Plan Meeting Minutes from 5/5/2022, for adoption.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to approve the May 5, 2022 regular meeting minutes and the special comp plan meeting minutes as written.

Vote: 5-0

- SALDO Report dated May 23, 2022 was acknowledged.
- Acknowledgement for Sealed Air – No Exposure Certification Application to DEP
 - The Board acknowledged receiving the letter dated May 16, 2022.
- Conewago Enterprises, Inc. – Code Interpretation of an Unlimited Area Building
 - After some discussion regarding the setbacks for the Utz Quality Foods Building Addition, from the railroad right of way, the Planning Commission agrees with the designer's interpretation and recommends to the Board of Supervisors to approve the designers interpretation of the code.

Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to approve the interpretation of the Unlimited Area Building Code to allow the building addition to be built to the setback of the existing building.

Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

■ Eagle Rock – Preliminary/Final Plan – Waiver request

John Runge, was present to discuss the waiver request. Mr. Runge explained that the Board of Supervisors approved the waiver request to not require sidewalks on the south east side of the Centennial Road and Hanover Road intersection however, the board suggested instead, they install a walking trail from the development entrance to the bridge. Mr. Runge stated that Penn Dot did not support this walking trail because it would not be handicap accessible. This is the reason for the waiver request from Section 135-34 to not require sidewalk on the south east side of the intersection.

Mr. Klunk made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-34 to not require sidewalk along Hanover Road on the south east side of Centennial Road.

Vote: 4-1, Mr. Neiderer opposed

■ **Conewago Enterprises, Inc. – Black Lane Yard Expansion – Preliminary/Final Plan**

Paul Fish was present to discuss this plan. Mr. Fish explained that they are requesting 3 waivers. The waivers are as follows;

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

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-16 to allow the plan to be submitted as Preliminary/Final Plan.

Vote: 5-0

2. Waiver request from Section 135-16.A(1) to allow the plan to be drawn at a scale of 1"=150' instead of 1"=100'.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-16.A(1) to allow the plan to be drawn to a scale of 1"=150' instead of 1"=100'.

Vote: 5-0

3. Waiver request from Section 135-30.A to allow more than two access drives on the lot.

Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-30.A to allow more than two access drives on the lot.

Vote: 5-0

Nate Simpson, the Township Engineer went over his review comment letter dated May 25, 2022. Mr. Simpson stated his comments are editorial or minor in nature and does not think it needs to hold the plan up.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors for conditional approve the Preliminary/Final Plan with the condition that the Adams County Office of Planning comments are reviewed and considered and the Township Engineer review comment letter dated May 25, 2022 being satisfied.

Vote: 5-0

5. OTHER BUSINESS

■ **Comprehensive Plan Update**

Mr. Arndt stated the draft is currently available at the township office for review and also on the township website for review. The public hearing will be scheduled for the July 18, 2022 Board of Supervisors meeting.

6. PUBLIC COMMENT

There was no public comment

7. ANNOUNCEMENTS

- ▶ The Public Safety meeting – 6.15.2022 at 8:30 AM.
- ▶ The Finance & Operations meeting – 6.15.2022 at 9:30 AM.
- ▶ The Board of Supervisors workshop meeting – 6.20.2022 at 5:30 PM.
- ▶ The Board of Supervisors meeting – 6.20.2022 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting – 7.6.2022 at 6:00 PM.
- ▶ The Planning Commission meeting – 6.7.2022 at 6:00 PM.

A motion to adjourn at 6:55 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mrs. Gouker.

Vote: 5-0

Respectfully submitted,

David Arndt, Jr.

Township Manager/Zoning Officer