

CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
July 7, 2022

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on July 7, 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 July 7, 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 from 6/2/2022, for adoption.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to approve the June 2, 2022 regular meeting minutes written.

Vote: 5-0

- SALDO Report dated June 28, 2022 was acknowledged.
- Received a request for a Zoning Map Change – Oxford Avenue.
Mr. Strevig advised he will be moving this to the Other Business section of the agenda.

4. SUBDIVISION AND LAND DEVELOPMENT

■ **Blettner Avenue, LLC – Preliminary/Final Plan**

David Arndt mentioned he received an email dated July 7, 2022 from Scott DeBell, of Site Design Concepts, Inc., requesting the plan for 100 Blettner Avenue be tabled until the August 4, 2022 planning commission meeting.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to table the preliminary/final plan until the August 4, 2022 planning commission meeting.

Vote: 5-0

■ **Utz Quality Foods – 101 Kindig Lane – Preliminary/Final Plan**

Paul Fish, of Rettew Associates, 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 Mr. Sheaffer, 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 135-30 to allow more than two access drives on the lot.

Mr. Sheaffer made a motion, which was seconded by Mr. Klunk, 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

3. Waiver request from Section 135-34 to not require public sidewalk along Kindig Lane.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to deny the waiver request from Section 135-34 and to require the public sidewalk along Kindig Lane.

Vote: 5-0

Mr. Fish requested the plan to be tabled until the August planning commission meeting.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to table the plan until the August planning commission meeting.

Vote: 5-0

■ **Blettner Avenue Snack Food Plant – 293 Blettner Avenue – Preliminary/Final Plan**

Paul Fish, of Rettew Associates was present to discuss the plan. Mr. Fish is requesting two waivers. They are as follows;

1. Waiver request from Section 155-16 to allow the plan to be submitted as a Preliminary/Final Plan.

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

Vote: 5-0

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to table the plan until the August planning commission meeting.

Vote: 5-0

5. OTHER BUSINESS

- Received a request for a Zoning Map Change – Oxford Avenue.

Mr. Arndt mentioned that the township received a request for a zoning map amendment for 3 properties along Oxford Avenue from R-1 Suburban Residential to I-Industrial. Harry McKean was present to discuss this request. Mr. McKean stated the properties include the two parcels that are currently known as Chapel Meadows and the property formally known as the Pat Sheaffer property. Mr. Arndt advised the board should also look at two parcels north of the eastern parcel of Chapel Meadows, the Whisler property and the Vulcan property. Glen Whistler was present at the meeting. He advised the board that he was not opposed to his property being rezoned to industrial however, he would like the section that is in the HC – Highway Commercial to remain as HC – Highway Commercial.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the Zoning Map Amendment request, and to include the residential zoning section of the Whistler property and also the Vulcan property.

Vote: 5-0

The planning commission also recommends to the Board of Supervisors to consider rezoning the Eagle Rock Subdivision, the Muhammad Ashraf property and the William Rittase property back to R-1 Suburban Residential from the A – Agricultural Zoning District.

Mr. Klunk made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to consider rezoning the Eagle Rock Subdivision, the Muhammad Ashraf property and the William Rittase property from A- Agricultural to R-1 – Suburban Residential zoning district.

Vote: 5-0

■ Comprehensive Plan Update

The Planning Commission is recommending the Board of Supervisors to table any action on the Comp Plan until the Zoning Map Amendment request is evaluated.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to table any action on the Comp Plan until the Zoning Map Amendment request is evaluated.

Vote: 5-0

6. PUBLIC COMMENT

Public Comment was provided through Facebook Livestream.

Kathy McMaster stated, “we need to keep this township as agricultural and quit bowing to both housing and industrial.”

Natalie Krouse asked, “is there a known need for more industrial areas in the twp or are plans already being made because of the Eisenhower extension decision (which isn’t supposed to have been approved yet). The reasons being stated of less traffic etc are unrealistic.”

Kathy McMaster stated, “at least industrial would be better than residential. Traffic and children safety in this area is terrible!”

Kathy McMaster stated, “Hooray! It’s time you stopped approving everything that came up.”

Natalie Krouse asked, “Bring Jobs??? Employers can’t fill vacancies now!”

Natalie Krouse stated, “So much for Conewago Twp being a rural community!!

Nick Krouse asked, “Why is this rezoning even being discussed when it’s not on the agenda?”

7. ANNOUNCEMENTS

- ▶ The Zoning Hearing Board meeting – 8.3.2022 at 6:00 PM.
- ▶ The Planning Commission meeting – 8.4.2022 at 6:00 PM.
- ▶ The Public Safety meeting – 8.10.2022 at 8:30 AM.
- ▶ The Finance & Operations meeting – 8.10.2022 at 9:30 AM.
- ▶ The Board of Supervisors workshop meeting – 8.15.2022 at 5:30 PM.
- ▶ The Board of Supervisors meeting – 8.15.2022 at 6:30 PM.

A motion to adjourn at 7:17 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Neiderer.

Vote: 5-0

Respectfully submitted,

David Arndt, Jr.
Township Manager/Zoning Officer