

CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
August 4, 2022

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on August 4, 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 August 4, 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 7/7/2022, for adoption.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to approve the July 7, 2022 regular meeting minutes written.

Vote: 5-0

- SALDO Report dated July 25, 2022 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

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

Scott DeBell, of Site Design Concepts, Inc., was present to discuss the plan. Mr. DeBell mentioned he will address the Adams County & Engineer comments and bring back a revised plan for review.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to table the plan until the September 1, 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 request this plan to be tabled until the September 1, 2022 planning commission meeting.

Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to table the plan until the September 1, 2022 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 this plan. Mr. Fish request a waiver from Section 135-34, to not require sidewalks along Blettner Avenue. Mr. Fish is requesting if the board is not in favor of approving the waiver request, then he would like to request just installing sidewalk for half of the

property and the other half would be installed when that part of the property is developed. After the discussion, Mr. Fish requested to table the plan and waivers until the September 1, 2022 planning commission meeting.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to table the plan and waivers until the September 1, 2022 planning commission meeting.

Vote: 5-0

5. OTHER BUSINESS

■ Comprehensive Plan Update

Township Manager Arndt stated the Comp Plan revisions have been tabled until the proposed zoning map amendment is reviewed and acted on.

6. PUBLIC COMMENT

Bob Miller was present and complimented the planning commission for their review of these plans and for recommending traffic study's to be completed for the current Land Development Plans.

7. ANNOUNCEMENTS

- ▶ The Planning Commission meeting – 9.1.2022 at 6:00 PM.
- ▶ The Zoning Hearing Board meeting – 9.7.2022 at 6:00 PM.
- ▶ The Public Safety meeting – 9.12.2022 at 8:30 AM.
- ▶ The Finance & Operations meeting – 9.12.2022 at 9:30 AM.
- ▶ The Board of Supervisors workshop meeting – 9.19.2022 at 5:30 PM.
- ▶ The Board of Supervisors meeting – 9.19.2022 at 6:30 PM.

A motion to adjourn at 7:19 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