

**CONEWAGO TOWNSHIP PLANNING COMMISSION**  
**ADAMS COUNTY**  
**541 OXFORD AVENUE, HANOVER, PA 17331**  
September 1, 2022

---

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on September 1, 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](http://www.conewagotwp.us).*

**1. COMMENCE OF THE REGULAR MEETING**

The Meeting of the Planning Commission for September 1, 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

The following individuals were also in attendance:

David Arndt, Jr., Township Manager/Zoning Officer  
Nicholas Renda, Township Engineer, CS Davidson, Inc. Attended in Nate Simpsons absence

There was 7 persons in the audience.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There was no public comment

**3. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 8/4/2022, for adoption.

**Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to approve the August 4, 2022 regular meeting minutes written.**

**Vote: 4-0**

- SALDO Report dated August 25, 2022 was acknowledged.

**4. SUBDIVISION AND LAND DEVELOPMENT**

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

Received a request from Scott DeBell, of Site Design Concepts, Inc., to table the plan until the October meeting to allow time to address the Adams County & Township Engineer comments.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to table the plan until the October 6, 2022 planning commission meeting.**

**Vote: 4-0**

Received a request to extend the plan action deadline date to January 17, 2023 to allow time to address the Adams County & Township Engineer comments.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the plan action deadline to January 17, 2023 to allow time to address the Adams County & Township Engineer comments.**

**Vote: 4-0**

■ **Barbara Martin – 845 Hostetter Road – Minor Subdivision Plan**

**Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditional approve the Minor Subdivision Plan with the condition that the Township Engineer’s comment letter dated August 30, 2022 is satisfied.**

Vote: 4-0

■ **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 October 6, 2022 planning commission meeting.

**Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to table the plan until the October 6, 2022 planning commission meeting.**

Vote: 4-0

Paul Fish also submitted a request for a plan action deadline extension until February 16, 2023 to address Adams County and Township Engineer comments. Township Manager/Zoning Officer Dave Arndt recommended the extension to be until February 21, 2023, a day after the Board of Supervisors meeting instead of the middle of the month.

**Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to extend the deadline for plan action until the February 21, 2023.**

Vote: 4-0

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

Paul Fish, of Rettew Associates, was present to discuss this plan. Mr. Fish stated there is a few minor comments that need addressed however, he does not see any issues addressing them fairly quickly. There are two waiver requests that were approved at the July 18, 2022 Board of Supervisors meeting. Those waivers were from Section 135-16, to allow the plan to be submitted as a Preliminary/Final Plan and Section 135-16.A.1 to allow the plan scale to be 1”=150’.

**Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditional approve the Preliminary/Final Plan with the condition that the Township Engineer’s comment letter dated August 30, 2022 is satisfied.**

Vote: 4-0

■ **Conewago Township Desired Rezoning**

John Strevig mentioned that this rezoning is for three properties along Hanover Road. The three properties included are the Eagle Rock property, the Mohammad Ashraf property and the William Rittase property. Mr. Strevig mentioned these properties were involved in a rezoning map amendment from Agricultural to R1 - Suburban Residential in 2019 and then another rezoning map amendment in 2020 against the wishes of the property owners. These three properties are now in the process of being rezoned back to R1 - Suburban Residential from Agricultural. Mr. Neiderer, recommends that just these three properties should go back to residential and leave the Murren Farm and SAVES zoned as agricultural.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the rezoning map amendment for the Eagle Rock property, the Mohammad Ashraf property and the William Rittase property to be rezoned from Agricultural to R1 – Suburban Residential.**

Vote: 4-0

■ **Conewago Township Rezoning Application**

John Strevig mentioned that the township received an application requesting the rezoning of properties along Oxford Avenue from R1-Suburban Residential to I - Industrial. The request was for the address of 444 Oxford Avenue, Parcel ID #08K13-0060---000, Bare Development, formally known as the Chapel Meadows Subdivision, and a property known as 301 Oxford Avenue, Parcel # 08K13-0061---000. This zoning map amendment will also include the Vulcan Lands Property known as Jacobs Road, Parcel #08K13-0020---000, the Whisler Property known as 539 Oxford Avenue, Parcel #08K13-0062---000, the Conewago Township Municipal Authority Property known as Oxford Ave, Parcel #08K14-0003B---000.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the rezoning map amendment for the five properties along Oxford Avenue, mentioned above from R1 – Suburban Residential to I – Industrial Zoning District.**

Vote: 4-0

Mr. Neiderer left the meeting for an appointment at 6:27 PM.

## **5. OTHER BUSINESS**

### **■ Comprehensive Plan Update**

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

## **6. PUBLIC COMMENT**

No public comment was received on Facebook Live. Bob Miller asked what the SALDO report that was acknowledged earlier in the meeting is. Township Manager Arndt explained that the SALDO report is a chart used by him as a Zoning Officer to keep track of the projects going on within the township. Mr. Arndt explained that it's basically his notes and not an official document. Mr. Miller thanked Mr. Arndt for explaining.

## **7. ANNOUNCEMENTS**

- ▶ The Municipal Authority meeting – 9.12.2022 at 5:30 PM.
- ▶ The Public Safety meeting – 9.14.2022 at 8:30 AM.
- ▶ The Finance & Operations meeting – 9.14.2022 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.
- ▶ The Zoning Hearing Board meeting – 10.5.2022 at 6:00 PM.
- ▶ The Planning Commission meeting – 10.6.2022 at 6:00 PM.

**A motion to adjourn at 6:30 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Klunk.**

**Vote: 3-0 - Mr. Neiderer left the meeting at 6:27 PM.**

Respectfully submitted,

David Arndt, Jr.  
Township Manager/Zoning Officer