

**CONEWAGO TOWNSHIP PLANNING COMMISSION**  
**ADAMS COUNTY**  
**541 OXFORD AVENUE, HANOVER, PA 17331**  
November 3, 2022

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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 November 3, 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 November 3, 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 Sheaffer  
Tom Klunk - Absent

The following individuals were also in attendance:

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

There was 5 persons in the audience.

Mr. Strevig announced that the agenda will need to be amended to add the Stormwater Management Ordinance draft under other business.

**Mr. Sheaffer made a motion, which was seconded by Mrs. Gouker, to amend the agenda to add the Stormwater Management Ordinance draft under other business.**

**Vote: 4-0**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There was no public comment

**3. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 10/6/2022, for adoption.

**Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to approve the October 6, 2022 regular meeting minutes written.**

**Vote: 4-0**

- SALDO Report dated October 27, 2022 was acknowledged.

**4. SUBDIVISION AND LAND DEVELOPMENT**

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

Paul Fish, of Rettew Associates, was present to discuss this plan. Mr. Fish stated he received the plan review comment letter from the Township Engineer dated October, 17, 2022.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend conditional approval to the Board of Supervisors with the condition that the items on the review letter dated, October 17, 2022 from the Township Engineer are addressed.**

**Vote: 4-0**

**■ Miller Chemical – 120 Radio Road – Land Development Plan**

Gerry Funke, of Group Hanover, Inc., was present to discuss the plan. Mr. Funke stated he received the Township Engineer comments and wanted to discuss a couple of them. There was some discussion on

the oversized loading space and the handicap parking spot. Mr. Funke stated he is requesting a waiver to allow the plan to be submitted as a Preliminary/Final Plan.

**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 135-11, to allow the plan to be submitted as a preliminary/final plan.**

**Vote: 4-0**

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to table the plan until the December 1, 2022 planning commission meeting.**

**Vote: 4-0**

## **5. OTHER BUSINESS**

### **■ Comprehensive Plan Update**

Township Manager Arndt stated the Comp Plan will be on the December 1, 2022 meeting agenda.

### **■ Stormwater Management Ordinance Revision**

The township is required to adopt a new stormwater management template ordinance required by DEP before the end of the year. The planning commission discussed the draft.

**Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve the proposed Stormwater Management Ordinance.**

**Vote: 4-0**

## **6. PUBLIC COMMENT**

Paul Fish asked if the new stormwater management ordinance addresses solar panels in it.

## **7. ANNOUNCEMENTS**

- ▶ The Public Safety meeting – 11.16.2022 at 8:30 AM.
- ▶ The Finance & Operations meeting – 11.16.2022 at 9:30 AM
- ▶ The Board of Supervisors workshop meeting – 11.21.2022 at 5:30 PM.
- ▶ The Board of Supervisors meeting – 11.21.2022 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting – 12.7.2022 at 6:00 PM.
- ▶ The Planning Commission meeting – 12.1.2022 at 6:00 PM.

**A motion to adjourn at 6:26 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Sheaffer.**

**Vote: 4-0**

Respectfully submitted,

David Arndt, Jr.  
Township Manager/Zoning Officer