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

February 7, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, February 7, 2019 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
Tom Klunk
Harold Hockensmith

The following individuals were also in attendance:
Eric Mains, Township Engineer
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Barb Krebs, Township Manager

There were 4 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 1/3/2019, for adoption.
Mr. Klunk made a motion, which was seconded by Mr. Hockensmith, to adopt the Regular Meeting Minutes for January 3, 2019.
Vote: 3-0

The 12/17/2018 Board of Supervisor's Meeting were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **Estate of Nadine Klunk – 5955 Hanover Road – Consideration of a zoning change for the Klunk Farm.**

Doug Stambaugh, of Group Hanover, Inc., Donald Dorr, of Buchen, Wise & Dorr were present to represent the request for the consideration of the district rezoning for the parcel located at 5955 Hanover Road. The applicant submitted a request to have the parcel rezoned from A-Agricultural to R-3 – Multi-Family Residential to the West of the existing dwelling and HC – Highway Commercial to the East of the existing dwelling. The board had some discussion regarding the floodplains and concerns with rezoning the East side to Highway Commercial. The board is suggesting the applicant's Engineer, Doug Stambaugh and the Township Engineer, Eric Mains to better define a line between the two zones. The board expressed their interest in rezoning the West side of the existing dwelling to R1- Suburban Residential and leaving the East side of the existing dwelling as A – Agricultural. The board also stated that the TND overlay is an option for the R-1 Zoning District.

After discussion of the submitted concept plan by the Executors of the Klunk Estate, Mr. Tom Klunk made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to rezone the requested R-3 Multi-Family Residential area to R-1 Suburban Residential and keep the requested HC Highway Commercial area Agricultural. A map illustrating the location of the division of the two proposed zones shall be submitted to the Township for the Engineer to review based on the discussions.
Vote: 3-0

Mr. Strevig made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to also consider including the Murren Farm, SAVES, Muhammad Ashraf and the William Rittase Property's in the potential rezoning as R1 – Suburban Residential Zoning District.
Vote: 3-0

- **Epley Farm – 326 Sunday Drive**

Attorney, John Miller and property owner, Bill Epley were present to discuss a suggestion they have made to the board. Mr. Miller stated his client is not asking for his parcel to be rezoned at this time but wanted the board to keep the parcel in mind while doing the revisions to the current comprehensive plan. Mr. Miller explained without knowing the exact path of the Eisenhower Extension they are unsure what zoning districts will make sense but feel A – Agricultural zoning will be impracticable. They are suggesting the approximately 166 acres be rezoned part commercial and part mixed use, and/or part R1 – Suburban Residential.

No action taken

4. OTHER BUSINESS

- **Comprehensive Plan Update**

The Planning Commission members were updated regarding the status of the edits to the Comprehensive Plan. Mr. Mains suggested the board wait another month before offering edits on the remaining sections. This will allow Mr. Arndt the opportunity to "catch up" on the working compiled copy.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 2•18•18 at 6:30 PM.
- The Zoning Hearing Board - 3•6•18 at 6:00 PM.
- The Planning Commission meeting - 3•7•18 at 6:00 PM.

A motion to adjourn at 6:55 PM was made by Mr. Hockensmith, with the motion to adjourn seconded by Mr. Klunk.
Vote: 3-0

Respectfully submitted,

David Arndt, Jr.
Zoning/Code Enforcement Officer/BCO