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

December 3, 2020

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on December 3, 2020 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, December 3, 2020 was called to order by Mr. Strevig at 6:00 PM.

The following Planning Commission Members were in attendance:
John Strevig, Chair Person
Alisha Gouker, Vice Chair
Richard Neiderer
Tom Klunk
Fred Wilke

The following Township Representatives were also in attendance:
Virginia Thornton, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Charlotte Shaffer, Township Supervisor

There were 6 persons in the audience.

2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, 36 Franklin Drive provided public comment to the board members. She mentioned comments regarding a water advisory and Right to Knows regarding the Zoning Hearings.

William Popovich, 36 Franklin Drive provided public comment regarding concerns about water shortages and that Codorus Lake is currently low due to a drought.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 11/5/2020, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for November 5, 2020.
Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

- **Residence on Church – Preliminary/Final Land Development Plan**

Bob Sharrah, of Sharrah Designs and Chris Trone, of Trone Rentals were present to discuss the plan. The review letters dated December 3, 2020, from the Township Engineer, Virginia Thornton and the Adams County Office of Planning were discussed. The Planning Commission asked Mr. Trone to please consider installing a buffer between his development and the Fred Wilke property. The Mr. Trone and Mr. Sharrah will review the comments and submit a revised plan when the comments have been addressed.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to table the plan until the January 7, 2020 meeting.
Vote: 5-0

■ **Chapel Meadows - Preliminary Subdivision Plan**
Mr. Strevig mentioned that the plan action date for this plan is 2.16.2021. Harry McKean was present to provide the board with an update on some activity that has been taken place on the property. Mr. McKean stated they are working on addressing the comments and that some testing on the property has been completed. Mr. McKean stated he likes to attend the meetings incase there is any questions pertaining to the project.

No action taken

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
Gerry Funke, of Group Hanover, Inc., submitted a request to extend the plan action deadline date to March 16, 2021.

Mr. Neiderer made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to approve the extension date for plan action until March 16, 2021.
Vote: 5-0

■ **60 Ram Drive – Preliminary/Final Land Development Plan**
Gerry Funke, of Group Hanover, Inc., submitted a request to extend the plan action deadline date to March 16, 2021.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the extension date for plan action until March 16, 2021.
Vote: 5-0

■ **370 Church Street – Bobcat of Adams County - Preliminary/Final Land Development**
Dave Arndt mentioned that he received a request from Kris Raubenstine, the Engineer for the project to extend the deadline for plan action to February 16, 2021 to allow the applicant time to address the County comments and the Township Engineer comments.

Mr. Neiderer made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to approve the extension date for plan action until February 16, 2021.
Vote: 5-0

■ **Arrows Pointe - Preliminary Subdivision Plan**
Received a request from the Applicant's Engineer to table the plan until the January 7, 2021 Planning Commission meeting.

Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to table the plan until the January 7, 2021 Planning Commission meeting.
Vote: 5-0

5. OTHER BUSINESS

■ **Intersections of Kindig Lane & High Street and Kindig Lane & Oxford Avenue**
Mr. Neiderer advised the Planning Commission of a situation that in his opinion is a safety issue. It was asked if anything could be done with the intersection of Kindig Lane & High Street to improve the safety for cars pulling out from Kindig onto High Street. Mr. Arndt advised the board that this issue has been brought up in the past to the Board of Supervisors but could not provide details as to what the outcome of those discussion were. The Planning Commission is also concerned about the other end of Kindig Lane and Oxford Avenue. Mr. Arndt stated that section of Oxford Avenue is a PennDot road.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to engage in conversation with Hanover Borough regarding safety concerns at the intersection of Kindig Lane & High Street. And also look into the intersection of Kindig Lane & Oxford Avenue.
Vote: 5-0

■ **Comprehensive Plan Update**

The Planning Commission members were given a copy of the draft to review for the December meeting. The members need some more time to review the draft. The draft will be discussed at the January meeting.

6. PUBLIC COMMENT

Ellen Ryan, mentioned it was painful to go through the Zoning Hearing that allowed the townhouses to be built where the pool is. She also mentioned water is important to this world. She hopes the board does not approve a waiver from requiring sidewalks.

Judy Wilke, provided public comment via Facebook Livestream, Hanover Borough put a 4 way stop at Utz and Eichelberger Street so why couldn't they do it at Kindig. Also, the stormwater runoff is an issue at the swimming pool area, the neighboring properties do not want more of a problem like the Swopes have farther down the street.

Joni Swope, 386 Church Street asked if a developer is required to submit a letter from utilities such as water or sewer verifying adequate supply as part of their plans. Township Engineer Virginia Thornton responded yes, the developers are required to submit the letters with their plans.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 12•21•2020 at 6:30 PM.
- The Zoning Hearing Board meeting - 1•6•2021 at 6:00 PM.
- The Planning Commission meeting - 1•7•2021 at 6:00 PM.

A motion to adjourn at 8:19 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Neiderer
Vote: 5-0

Respectfully submitted,

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