RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL
CONEWAGO TOWNSHIP, ADAMS COUNTY, PA

RESOLUTION NO. 2022 - N

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
BLETTNER AVENUE SNACK FOOD PLANT, 293 BLETTNER AVENUE

Whereas, Preliminary/Final Land Development Plans for the Blettner Avenue Snack Food Plant, 293 Blettner Avenue were submitted by the applicant/agent, Rettew Associates, Inc. and the applicant/agent requests the review and approval of Preliminary/Final Land Development Plans for the Blettner Avenue Snack Food Plant; and

Whereas, said application was reviewed by the Conewago Township Planning Commission on September 1, 2022 and received a recommendation for conditional approval; and

Whereas, the following reviews have been prepared for this aforementioned subdivision:

1. Township Engineer, C.S. Davidson, Inc., Preliminary/Final Land Development Plan Review, letters dated June 23, 2022, July 25, 2022 and August 30, 2022.

2. Adams County Office of Planning & Development, Preliminary/Final Land Development Plan Review, letter dated July 7, 2022.

Now, therefore, be it resolved, by the Board of Supervisors of Conewago Township, this 19th day of September, 2022, that said Application for Preliminary/Final Land Development Plan approval is APPROVED WITH THE FOLLOWING CONDITIONS:

1. **Plans.** The Board of Supervisors of Conewago Township grant Preliminary/Final Land Development Plan approval for the Blettner Avenue Snack Food Plant, prepared and designed by Rettew Associates, Inc., is subject to the diagrams, details, and general plan notes as more fully depicted within the aforementioned subdivision plan set below:

   Final Plan set:
   Sheet 1: *Cover Sheet,* dated 9/2/2022
   Sheet 2: *Overall Existing Conditions & Demolition Plan,* dated 9/2/2022
   Sheet 3: *Existing Conditions & Demolition Plan - Area A,* dated 9/2/2022
   Sheet 4: *Existing Conditions & Demolition Plan - Area B,* dated 9/2/2022
   Sheet 5: *Existing Conditions & Demolition Plan - Area C,* dated 9/2/2022
   Sheet 6: *Overall Layout Plan,* dated 9/2/2022
   Sheet 7: *Layout Plan - Area A, dated* 9/2/2022
   Sheet 8: *Layout Plan - Area B,* dated 9/2/2022
   Sheet 9: *Layout Plan - Area C,* dated 9/2/2022
   Sheet 10: *Overall Grading Plan,* dated 9/2/2022
   Sheet 11: *Grading Plan - Area A,* dated 9/2/2022
   Sheet 12: *Grading Plan - Area B,* dated 9/2/2022
   Sheet 13: *Grading Plan - Area C,* dated 9/2/2022
   Sheet 14: *Overall Utility Plan,* dated 9/2/2022
   Sheet 15: *Utility Plan - Area A,* dated 9/2/2022

Sheet 16: *Utility Plan - Area B,* dated 9/2/2022
Sheet 17: *Utility Plan - Area C,* dated 9/2/2022
Sheet 18: *Overall Landscape/Lighting Plan,* dated 9/2/2022
Sheet 19: *Landscape/Lighting Plan - Area A,* date 9/2/2022
Sheet 20: *Landscape/Lighting Plan - Area B,* date 9/2/2022
Sheet 21: *Landscape/Lighting Plan - Area C,* date 9/2/2022
Sheet 22: *Overall Easement Plan,* dated 9/2/2022
Sheet 23: *Easement Plan - Area A,* dated 9/2/2022
Sheet 24: *Easement Plan - Area B,* dated 9/2/2022
Sheet 25: *Easement Plan - Area C,* dated 9/2/2022
Sheet 26: *Profiles,* dated 9/2/2022
Sheet 27: *Profiles,* dated 9/2/2022
Sheet 28: *Profiles,* dated 9/2/2022
Sheet 29: *Site Details,* dated 9/2/2022
Sheet 30: *Site Details,* dated 9/2/2022
Sheet 31: *Stormwater Details,* dated 9/2/2022
Sheet 32: *Stormwater Details,* dated 9/2/2022
Sheet 33: *Sanitary Sewer Details,* dated 9/2/2022
Sheet 34: *Sanitary Sewer & Water Details,* dated 9/2/2022

2. **Conditions of Preliminary/Final Land Development Plan Approval.** Preliminary/Final Land Development Plan approval is also granted subject to the following conditions:

a. Applicant shall comply with all review letters described hereinabove.

b. All outstanding Township fees associated with the review and approval of the aforementioned plan shall be paid in full.

c. Posting of bond in the amount approved by the Township Engineer.

Be it further resolved by the Board of Supervisors of Conewago Township that this Plan Approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and Owner and signifying acceptance whereof by signing a copy of this Resolution.
In the event that the execution of this Resolution is not delivered to the Township within ninety (90) days from approval, it shall be deemed that the Applicant and Owner do not accept these conditions and approvals conditioned upon his or her or their acceptance are here by revoked, and the aforementioned Applicant's plan considered to be denied for the reasons set forth above.

Resolved and **Approved** this 19th day of September 2022,

Conewago Township Board of Supervisors:

By: _____
Chair

Attest:
By: _____
Township Secretary

ACCEPTANCE OF CONDITIONS:

I/We, Paul Fish, as the applicant/agent, and I/we, 293 Blettner Avenue, LLC, on behalf of Blettner Avenue Snack Food Plant located in Conewago Township, Adams County, do hereby acknowledge and accept the Preliminary/Final Land Development Plan Approval issued by the Board of Supervisors of Conewago Township and accept the conditions contained therein as recited above.

Owner/Agent Signature: Paul Fish

Owner/Agent Printed Name: Paul Fish

Witness: Holly Zepp

Date: 2/22/2023