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

April 1, 2021

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on April 1, 2021 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 April 1, 2021 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
Tom Klunk
Richard Neiderer
Fred Wilke

The following individuals were also in attendance:
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Virginia Thornton, Gannett Fleming Township Engineer
Nathan Walker, Gannett Fleming
Charlotte Shaffer, Township Supervisor
There was 6 persons in the audience

John Strevig opened the meeting by explaining that the planning commission has been observing Resolution 2020-S which has been adopted by the Board of Supervisors establishing a policy regarding public comment. It was noted that there is a five minute time limit for public comment and that individuals cannot forfeit their five minutes to other members of the public.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment on agenda items.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 3/4/2021, for adoption.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for March 4, 2021.
Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

- **Conewago Enterprises – Preliminary/Final Land Development Plan**

Paul Fish, a representative from Rettew Associates, Inc., was present to discuss the plan. Mr. Fish advised the commission that he received the Township Engineers comment and has satisfied the comments. Mr. Fish is requesting action on a waiver request from Section 135-32.S to not require wheel stops at the 23 southern parking spaces to allow for easier snow removal.

Mr. Wilke made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver request to not require wheel stops at the 23 southern parking spaces to allow for easier snow removal.
Vote: 5-0

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Plan with the conditions being any outstanding items on the Township Engineers review letter dated March 25, 2021.
Vote: 5-0

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
Gerry Funke, of Group Hanover, Inc. was present to discuss the plan. There was some discussion regarding an easement on the undeveloped section of Cougar Drive. There was also discussion regarding the 3 oversized parking spaces and a waiver request for pull through parking spaces. The commission advised Mr. Funke to submit an official detail waiver request and continue the discussion at the May 6, 2021 planning commission meeting.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to table the plan until the May 6, 2021 planning commission meeting.
Vote: 5-0

■ **Utz Quality Foods, LLC – 101 Kindig Lane – Preliminary/Final Plan**
There was some discussion regarding the plan being submitted as a Preliminary/Final Plan instead of an Annexation Plan. Mr. Arndt advised the commission that the plan as submitted qualifies as an Annexation Plan and the waiver request submitted requesting the plan to be accepted as a Preliminary/Final Plan would not be necessary. Mr. Funke advised that he will change the name of the plan from Preliminary/Final Plan to Annexation Plan.

Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditionally approve the Annexation Plan with the conditions being any outstanding remaining items from the Township Engineers review letter dated March 25, 2021.
Vote: 5-0

5. OTHER BUSINESS

■ **Comprehensive Plan Update**
Nathan Walker, of Gannett Fleming was present to discuss an approach to update the 2008 Township Comprehensive Plan. Mr. Walker asked the Planning Commission for direction as to which way the commission wants to go in the future. The primary driver for performing the update is to support changes in the Zoning Ordinance and the SALDO that will help Township leadership direct growth to where it is most appropriate with design features that are most appropriate for Conewago. The Planning Commission has reviewed the 2008 Comprehensive Plan and has agreed on a conceptual approach for performing the Plan update that will likely result in a Plan Amendment that focuses on describing the Township's current land use priorities and growth strategies. Therefore, the Planning Commission believes it best to engage with Gannett Fleming to perform four tasks:

1. Analyze demographic and land use data to calculate and inform the Township's land use planning responsibilities. This analysis will identify the implications on other Plan elements (transportation, utilities, community facilities, etc.)
2. Invest three Planning Commission meetings as workshop sessions to focus on developing land use goals and growth strategies.
3. Draft the Comprehensive Plan Amendment.
4. Coordinate the Plan Amendment public comment process consistent with the Municipal Planning Code so that the Planning Commission can recommend the Plan Amendment for adoption by the Board of Supervisors. This process could include an online survey in addition to a public in-person session.

With this intent, the Planning Commission asks the Board of Supervisors to request Gannett Fleming to prepare a scope of work that implements these tasks.

6. PUBLIC COMMENT

Harry McKean provided public comment about the comp plan update. Mr. McKean stated he has been attending Planning Commission and Board of Supervisors meetings and really wants the boards to realize

that other than the properties that have been zoned residential and have submitted plans, there is no other properties within the township that would allow for substantial development. Most of the bigger lots within the residential areas are not buildable whether they are storm basins, playgrounds, cemeteries, etc.. Mr. McKean wanted to bring this to the commission's attention to realize that their focus on future land development and see that it may be controlled by not being available due to the zoning map and all the green agricultural zoned areas.

Shawn Noel, commented via Facebook Livestream, asking what is the deal with Advance Disposal, that they have been late for picking up trash the last three weeks. Supervisor Shaffer responded that residents are not understanding that Covid has been putting a burden on the crews so there will be some issues.

John Strevig made a comment regarding the Utz Plan that was discussed and that there could be possible future development with a building addition, he would like to see the township work with the Hanover Soccer Club to possibly provide them area at the Plum Creek Park to continue to have a Hanover Soccer Club. It was stated that they can submit a request to use the fields to the township and it could be reviewed at that time.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 4•19•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 5•5•2021 at 6:00 PM.
- The Planning Commission meeting - 5•6•2021 at 6:00 PM.

A motion to adjourn at 8:05 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mrs. Gouker.
Vote: 5-0

Respectfully submitted,

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