CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
April 7, 2022

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on April 7, 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.

1. COMMENCE OF THE REGULAR MEETING

The Meeting of the Planning Commission for April 7, 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 Klunk
Thomas Sheaffer

The following individuals were also in attendance:
David Arndt, Jr., Township Manager/Zoning Officer
Nate Simpson, Township Engineer, CS Davidson, Inc.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 3/3/2022, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to approve the March 3, 2022 meeting minutes as written.
Vote: 5-0

SALDO Report dated April 1, 2022 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

- **Black Lane Yard Expansion – Sketch Plan**

Paul Fish, of Rettew Associates, Inc. was present to discuss the sketch plan that involves an entrance being improved off of Oxford Avenue. There was some discussion about the use of this third access point and also the traffic at the entrance located at Edge Grove Road and Chapel Road access point. Mr. Fish was not looking for any kind of approvals however, he wanted to bring the idea to the township before submitting an official plan.

No action taken

- **C&J Clark America – Annexation Plan – 355 Kindig Lane**

Gerry Funke, of Group Hanover, Inc., was present to discuss the plan. Mr. Funke advised the board that the Adams County comments were just received on Friday. Nate Simpson, Township Engineer stated the only outstanding item is to update the signature blocks with current dates.

Mr. Sheaffer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to conditionally approve the Annexation Plan for 355 Kindig Lane.
Vote: 5-0

■ **60 & 84 Ram Drive – Precision Cut Industries – Preliminary/Final Plan**

Gerry Funke, of Group Hanover, Inc., was present to discuss the plan. Mr. Funke advised the board that he is aware of some outstanding items that need to be completed prior to receiving conditional plan approval. Mr. Arndt advised the board and Mr. Funke that the deadline for plan action deadline is April 27. 2022. He stated if the plan is tabled, an extension would need to be approved at the Board of Supervisors meeting at their April 18, 2022 meeting. Mr. Funke asked the board to act on the 3 waiver requests and make a recommendation to the Board of Supervisors so he can prepare a revised plan based on the waivers. The waivers are as follows;

1. Waiver request from Section 135-16 to allow the plan to be submitted as a Preliminary/Final Plan. (Recommended to the Board of Supervisors for approval by the planning commission at their March 3, 2022 meeting).

2. Waiver request from Section 135-34.B to allow 4' sidewalks instead of 5' sidewalks that the construction specifications require. The rest of Ram Drive has 4' wide sidewalks.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver from Section 135-34.B to allow 4' wide sidewalks instead of 5' wide.

Vote: 5-0

3. Waiver request from Section 135-27.O to not require street trees due to possible damage of the berm of the stormwater basin. This waiver is supported by the Township Engineer and the Adams County Conservation District.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver from Section 135-27.O to not require the trees planted on the property.

Vote: 5-0

■ **Utz Parking Lot Extension Plan**

Mr. Arndt explained that he received a request to not require the buffer trees that were agreed upon by the applicant at a previous meeting. Buffer trees are required for commercial properties that border next to residential zoning districts. This property does not border next to a residential zoning district however, it was asked by the board if the applicant would agree to plant the trees. The applicant agreed to planting the trees but now found out the areas where the trees were to be planted have buried utilities. A request for a waiver to not require the agreed upon buffer trees.

Mrs. Gouker made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve the waiver to not require the buffer trees to be planted on the property.

Vote: 5-0

5. Other Business

■ **Comprehensive Plan Update**

John Strevig mention that the Board of Supervisors at their March 21, 2022 meeting reviewed the changes and were satisfied with the draft and is sending it back to the Planning Commission to schedule a Public Meeting. Mr. Strevig asked if the planning members would be available for a 5 PM Public meeting on May 5, 2022. The board said they are available. Mr. Arndt advised he would advertise for the meeting.

6. Public Comment

Several folks commented that they cannot hear the audio on the Facebook Livestream.

7. Announcements

- The Public Safety meeting – 4.13.2022 at 8:30 AM.
- The Finance & Operations meeting – 4.13.2022 at 9:30 AM.
- The Board of Supervisors workshop meeting – 4.18.2022 at 5:30 PM.
- The Board of Supervisors meeting – 4.18.2022 at 6:30 PM.
- The Zoning Hearing Board meeting – 5.4.2022 at 6:00 PM.
- The Planning Commission meeting – 5.6.2022 at 6:00 PM.

A motion to adjourn at 6:56 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Klunk.
Vote: 5-0

Respectfully submitted,

David Arndt, Jr.
Township Manager/Zoning Officer