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

August 6, 2020

For the health and safety of our residents and staff, due to COVID-19 containment efforts, Conewago Township utilized teleconferencing and an electronic "joinin" meeting format to conduct this Planning Commission meeting which was hosted by Kurt E. Williams of Salzmann Hughes, P.C., Attorneys at Law .

1. COMMENCE OF THE ZOOM MEETING

The Meeting of the Planning Commission for, August 6, 2020 was called to order by Mr. Strevig at 6:00 PM via a ZOOM meeting.

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

The following Township Representatives were also in attendance:
Kurt E. Williams, ZOOM meeting host
Tim Shultis, Township Solicitor
Virginia Thornton, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Charlotte Shaffer, Township Supervisor

There were 23 persons logged in

2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, 36 Franklin Drive, provided written public comments via email (enclosed) prior to the meeting beginning. Ms. Ryan referred to her comments and mentioned some of her key points of those comments.

Fred Wilke, 248 Oxford Avenue, provided public comment expressing his concerns with all the development taking place and his concerns with the traffic development will bring to the Township.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 6/4/2020, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to adopt the Regular Meeting Minutes for June 4, 2020.
Vote: 4-0

Planning Commission, Special Meeting Minutes from 7/14/2020, for adoption.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Special Meeting Minutes for July 14, 2020.
Vote: 4-0

3. SUBDIVISION AND LAND DEVELOPMENT

- **Arrows Pointe - Preliminary Subdivision Plan**

Mr. Strevig acknowledged a request by the applicant to table the Preliminary Subdivision Plan until the September 3, 2020 planning commission meeting.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to table the Preliminary Subdivision Plan until the September 3, 2020 planning commission meeting.
Vote: 4-0

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
Gerry Funke, of Group Hanover, Inc. was present to discuss the Preliminary/Final Land Development Plan. Mr. Funke acknowledged that he received the Township Engineer's comments and advised the board that he will come back next month with a revised plan but asked to have discussion regarding the two waiver requests. The first waiver request is from Section 135-16, to permit the plan to be submitted as a Preliminary/Final Plan.
Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-16, to allow the plan to be submitted as a Preliminary/Final Plan.
Vote: 4-0
The second waiver request is from Section 135-30.D, which requires access drives to be atleast 100 feet from intersections. There was discussion regarding the proposed access drive being too close to the intersection of Cougar Drive. Township Engineer, Virginia Thornton said she would discuss this with Mr. Funke to see what can be done. No action was taken on the waiver reuest.
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to table the plan until the next meeting.
Vote: 4-0

■ **Oxford Avenue – Sketch Plan**
John Holmes, of Hanover Land Services, Inc. was present to discuss the sketch plan. There was discussion regarding the Traditional Neighborhood Development (TND) overlay that is permit within the R-1 Suburban Residential Zone. The applicant is asking if the township is in support of this type of development before they move to the next phase in planning. The Planning Commission members would like to review the TND overlay to see if the township still supports this type of development within the township. The applicant is asking for guidance at the next planning commission meeting before they engineer a preliminary plan. The Planning Commission stated they will review the TND overlay ordinance and hold the discussion at next month's meeting.
Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to table the plan until next month so the Planning Commission can review the Traditional Neighborhood Development overlay.
Vote: 4-0

4. OTHER BUSINESS

■ **Comprehensive Plan Update**
Chairman Strevig stated the Comprehensive Plan will be on the September Planning Commission meeting agenda.

■ **Volunteer Application Form Received**
The Planning Commission received a volunteer application form submitted by Fred Wilke, 248 Oxford Avenue. The Board of Supervisors will take action on the application at their August 17, 2020 meeting.

5. PUBLIC COMMENT
William Popovich, 36 Franklin Drive provided public comment about over development.
Ellen Ryan, 36 Franklin Drive provided public comment regarding protecting land instead of developing land.
Dani Smith, 610 Main Street, provided comment about the schools, neighboring municipalities, and other organizations being made aware of developments that may effect them.

6. ANNOUNCEMENTS
- The Board of Supervisors meeting – 8•17•20 at 6:30 PM.
- The Zoning Hearing Board meeting - 9•2•20 at 6:00 PM.
- The Planning Commission meeting - 9•3•20 at 6:00 PM.

A motion to adjourn at 7:51 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mrs. Gouker
Vote: 4-0

Respectfully submitted,

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