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

January 7, 2021

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

The Re-Organizational Meeting of the Planning Commission for January 7, 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
Richard Neiderer
Fred Wilke

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

There was 12 persons in the audience

Nominations meeting of Planning Commission were called to order at 6:00PM

The presiding chairman yielded to Dave Arndt to conduct the initial nominations for Chair.
Administrator Dave Arndt called for nominations for Chairman.
Mrs. Gouker made a motion, of which was seconded by Mr. Neiderer, to nominate Mr. Strevig to be the Chairman of the Planning Commission.
Vote: 4-0
The meeting was handed over by Dave Arndt to appointed Chairman Mr. Strevig who then called for nominations for Vice-Chairman.
Mr. Neiderer made a motion, of which was seconded by Mr. Wilke, to nominate Mrs. Gouker to be the Vice-Chairman of the Planning Commission.
Vote: 4-0

Meeting closed at 6:02 PM

Mr. Strevig opened the regular meeting by explaining the power and duties of the Planning Commission.

2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, 36 Franklin Drive provided public comment to the board members. She mentioned comments regarding the Zoning Hearings and also the Residence on Church Land Development Plan. Ms. Ryan also provided the members with a packet with "vital citizen input".

Via Facebook – Bob Miller provided public comment that the Residence on Church is too dense, the number of residents needs to be reduced and a drainage pit needs to be provided, the Chapel Meadows Plan is too dense for our school district, and the water source and the number of residents needs to be

reduced. Arrows Pointe Plan is too dense for our school district, and the water source and the number of residents needs to be reduced.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 12/3/2020, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to adopt the Regular Meeting Minutes for December 3, 2020.
Vote: 4-0

Mr. Strevig mentioned that at the December 3, 2020 planning commission meeting that there was some discussion about asking the Board of Supervisors to contact Hanover Borough about the safety concerns at the intersection of Kindig Lane and High Street and to also look at the intersection of Kindig Lane and Oxford Avenue. Mr. Strevig also mentioned that the Planning Commission is aware that there was discussions in the past with Hanover Borough regarding this issue however with proposed developments along Oxford Avenue, the Planning Commission is sending a memo asking the Board of Supervisors to have another discussion with Hanover Borough and to follow up with the Planning Commission.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, for the Planning Commission to send a memo to the Board of Supervisors asking them to have a discussion with Hanover Borough regarding the safety concerns of the intersection of Kindig Lane and High Street. And for the Board of Supervisors to look into the intersection of Oxford Avenue and Kindig Lane for safety concerns.
Vote: 4-0

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 31, 2020, from the Township Engineer, Virginia Thornton were discussed. One review letter was for the Plan Review (second submission) and the other review was for the Stormwater Management Review (initial submission). Mr. Sharrah mentioned some changes to the plan such as items as location of the cluster mailboxes, some of the pervious concrete areas for parking that was adjusted, and additional sidewalk layout was shown on the plan. Mr. Sharrah also mentioned that they have done testing to the soils for the drainage system however, they did not receive the test results yet. There was some discussion regarding a request for a privacy fence along the north side of the property. Mr. Trone stated he will be placing a fence along that side of the property however, it will not be a privacy fence as it is not required by ordinance. There are two waiver request from the applicant. They are as follows;

A waiver requesting relief from Section 135-16.E(5), to not require a Park & Recreation Report.

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.E(5), to not require a Park & Recreation Report.
Vote: 3-0, Fred Wilke abstained

A waiver requesting relief from Section 135-11 to allow 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 135-11 to allow the plan to be submitted as a Preliminary/Final Plan.
Vote: 3-0, Fred Wilke abstained

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditionally approve the plan with the following conditions;

1. The Township Engineer's review letters dated December 31, 2020 shall be satisfied.
2. The handicap parking spaces reviewed and approved by the Township Engineer for potential conflicts at the access drive at Oak Lane.
3. The fence detail shall be placed on the plan.
4. The screening of the trees should be along Church Street to screen the rear of the buildings per Section 135-37.C.
5. Emergency access review by Fire Chief.
Vote: 3-0, Fred Wilke abstained

■ **Chapel Meadows - Preliminary Subdivision Plan**
Mr. Strevig mentioned that the plan action date for this plan is 2.16.2021.
No action taken

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
The plan action deadline is March 16, 2021.

■ **60 Ram Drive – Preliminary/Final Land Development Plan**
The plan action deadline is March 16, 2021. Mr. Arndt stated that a zoning hearing was held January 6, 2021 regarding the Maximum Floor Area Ratio of 25%. The property was granted a variance approval to not enforce the 25% Maximum Floor Area Ratio requirement due to not having a definition or a formula explaining how to determine the ratio.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to authorize the Township Solicitor to prepare a zoning ordinance amendment eliminating the Maximum Floor Area Ratio requirement from Section 155-22.E of the Township Zoning Ordinance.
Vote: 4-0

■ **370 Church Street – Bobcat of Adams County - Preliminary/Final Land Development**
Kris Raubenstine, of Hanover Land Services and Gary Knisley of Bobcat of Adams County were present to discuss the plan. The Township Engineer, Virginia Thornton went over her review letter dated December 30, 2020. There was discussion regarding the buffer trees and the fence with adjacent property owners, Joni Swope and Nick Kraus. The applicant is requesting three waivers. They are as follows;

A waiver requesting relief from Section 135-11 to allow 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 135-11 to allow the plan to be submitted as a Preliminary/Final Plan.
Vote: 4-0

A waiver requesting relief from Section 135-32.F to not require the parking lot and loading areas to be constructed and maintained to the street improvement specifications.

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 135-32.F to not require the parking lot and loading areas to be constructed and maintained to the street improvement specifications..
Vote: 4-0

A waiver requesting relief from Section 135-32.S to not require interior landscaping in a parking lot containing 20 or more parking spaces.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.S to not require interior landscaping in a parking lot containing 20 or more parking spaces.
Vote: 4-0

A waiver requesting relief from Section 135-43.F to allow a different species of evergreen for the use of screening on their site. The species requested to use is the Green Giant Arborvitae.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-43.F to allow a different species of evergreen for the use of screening on their site. The species requested to use is the Green Giant Arborvitae.
Vote: 4-0

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditionally approve the plan with the following conditions;

1. The Township Engineer's review letters dated December 31, 2020 shall be satisfied.

2. At the September 3, 2021 Planning Commission meeting, there was discussion between the Designer, the Applicant, and the adjacent property owner related to the proposed screening and landscaping, such as placement of trees, fence location, fence slats, etc.. We request the Applicant provide additional information regarding the outcome of these discussions and as warranted, additional details and notes on the plan.
Vote: 4-0

Mr. Strevig made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to authorize the Township Engineer and Township Zoning Officer to review current upstream stormwater facilities East of Church Street.
Vote: 4-0

- **Arrows Pointe - Preliminary Subdivision Plan**

Received a request from the Applicant's Engineer to table the plan until the February 4, 2021 Planning Commission meeting. Deadline for action is 3.21.2021.

- **Honda of Hanover – Parking Lot Expansion**

Scott DeBell, of Site Design Concepts was present to discuss the plan. The Township Engineers review letter dated January 7, 2021 was acknowledge.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker to table the plan until the February 4, 2021 Planning Commission meeting.
Vote: 4-0

5. OTHER BUSINESS

- **Intersections of Kindig Lane & High Street and Kindig Lane & Oxford Avenue**

Mr. Strevig will be providing a memo to the Board of Supervisors to make them aware of the Planning Commission's concerns regarding these intersections.

- **Comprehensive Plan Update**

The Planning Commission members were given a copy of the draft to review. There was some discussion regarding certain sections of the plan. There was some edit suggestions given to the members from some Planning Commission members to review for the February 4, 2021 meeting.

6. PUBLIC COMMENT

Via Facebook, Chris Loss asked the that township get rid of Advanced Disposal.

Via Facebook, Bob Miller asked when the Comp Plan draft will be available for the public to review.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 2•15•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 2•3•2021 at 6:00 PM.
- The Planning Commission meeting - 2•4•2021 at 6:00 PM.

A motion to adjourn at 9:13 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Neiderer
Vote: 4-0

Respectfully submitted,

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