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

July 11, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, July 11, 2019 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
Richard Neiderer
Alisha Gouker
Tom Klunk

Harold Hockensmith – was absent

The following individuals were also in attendance:
Eric Mains, Township Engineer
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Barb Krebs, Township Manager

There were 16 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 6/6/2019, for adoption.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for June 6, 2019.
Vote: 4-0

The 5/20/2019 Board of Supervisor's Meeting minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

■ Centennial Circle – JA Myers Builders - Preliminary LDP

It was acknowledged that the plan has been withdrawn.

■ Smith's Specialized Automotive, LLC – Preliminary/Final LDP

Josh Smith, Tony Smith representatives for Smith's Specialized Automotive, LLC and Kevin Barnes, Group Hanover, Inc. were present to discuss the plan. Township Engineer, Eric Mains went over his general comments with the board and answered specific questions raised by the board. There was some focused discussion about sidewalks and buffers. The applicant submitted 3 waiver requests. They are as follows;

1. Waiver request from Section 135-11, requiring a Preliminary/Final LDP
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request to not require a separate preliminary plan.
Vote: 4-0

2. Waiver request from Section 135-27.O, requiring street trees
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request to not require street trees/landscaping in the front of the property however, the board wants alternate proposals from the owner for landscaping and buffering along the sides of the property.
Vote: 4-0

3. Waiver request from Section 135-34, requiring sidewalks
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to deny the waiver request and to require sidewalks to be installed along Carlisle Pike.
Vote: 4-0

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to table the plan until the August planning commission meeting.

■ **Mavis Discount Tire – 1324 Carlisle Pike – Preliminary/Final Plan**
The Township received a request for a time extension until October 31, 2019 to allow the applicant to continue to work on the sanitary sewer connection with Penn Township and Conewago Township.
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request until October 31, 2019, to allow the applicant to address comments and continue discussions with Penn Township and Conewago Township regarding the sanitary sewer connection.
Vote:4-0

4. OTHER BUSINESS

■ **Estate of Nadine Klunk - Rezoning of the 5 properties from A-Agricultural to R1-Suburban Residential**
Don Dorr and Mike Klunk, representatives for the Estate of Nadine Klunk, Mark Livelsberger, representative for SAVES, Mike Murren and John Murren, representatives for the Murren Farm, and Bill Rittase, representative for the Rittase property were all present to discuss the rezoning of the five properties. There was discussions with the property owners regarding their input on the possible rezoning of the properties. Don Dorr stated the position of the Klunk family remains the same and still requests their property to be rezoned to residential. Mark Livelsberger stated that SAVES really doesn't have a preference however mentioned concerns regarding screening from residential properties and the possibilities of additional burdens, etc.. John Murren spoke on behalf of Mike Murren and the Murren Brothers Farm. He asked why the Klunk Farm and the Rittase Property can't be rezoned with the Murren Farm left alone. Bill Rittase stated he sent a letter to the township in support of the Klunk Farm request to rezone the property from Agricultural to Residential and would like his property to be included in the rezoning. Charlotte Shaffer, 44 S. Allwood Drive recommends the Township to stop any growth in the township until the year 2039. She would like the township to do an impact study and include in the study taxes, traffic, historic properties, the school district, etc. and would like the township to complete the updates to the Township Comprehensive Plan prior to rezoning properties. Dani Smith, Main Street, McSherrystown expressed concerns about additional traffic added to Main Street in McSherrystown Borough and suggested waiting until the township knows for sure where the Eisenhower Drive Extension is going.

Mr. Neiderer asked if the Township Solicitor can provide guidance to the planning commission at the August planning commission meeting as to when it would be considered spot zoning if some of the properties are rezoned and others are left alone. Township Manager, Barb Krebs mentioned the Township Solicitor may not be available that date but would have discussions with him regarding this matter.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to table the discussion until the August planning commission meeting.
Vote: 4-0

■ **Comprehensive Plan Update**
Section X was briefly discussed. The edits continue to be updated to a hard copy that will be given to the board for final review prior to going to the Board of Supervisors.

■ **Ordinance amending of Sections 155-129.D and 155-135.F**
Barb Krebs, Township Manager explained the ordinance amendment that has been drafted by the Township Solicitor corrects an issue that was found regarding setbacks for Industrial Use. The document was provided to the board for review and recommendations.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to move forward with the amendments.
Vote: 4-0

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 7•15•19 at 6:30 PM.
- The Zoning Hearing Board meeting - 8•7•19 at 6:00 PM.
- The Planning Commission meeting - 8•1•19 at 6:00 PM.

A motion to adjourn at 7:42 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