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

July 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 July 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 July 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
Fred Wilke
Richard Neiderer

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

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 6/3/2021, for adoption.

Mr. Klunk made a motion, which was seconded by Mr. Wilke, to adopt the Regular Meeting Minutes for June 3, 2021.
Vote: 5-0

SALDO Report was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

- **Chapel Meadows – Preliminary Plan**

Jessica Allen, a representative from Group Hanover, Inc., Harry McKean and Jeff Stough, of New Age Builders were present to discuss the plan. There was some discussion regarding the types of homes that will be constructed within the development. Harry McKean explained that the styles of homes will be single story homes built mostly on slab foundations. The development will have a home owners association. The Township Engineer provided a plan review comment letter dated July 1, 2021 to the commission with a list of comments that will need to be addressed. The Applicant is asking for 6 waivers however, the commission wanted to wait to act on some of the waivers until more studies are submitted to the township. The waivers are as follows;

1. Applicant has requested a waiver from Section 135-40.1(6) which requires an outlet structure to be provided to drain a basin completely dry within 24 hours.

The waiver request was tabled until the Stormwater Management is reviewed.

2. Applicant has requested a waiver has requested a waiver from Section 135-16.E(5) which requires a park and recreation report for any development generating a demand for greater than two acres of park and open space Section 135-48. The Developer would like to pay the recreation fee in lieu of.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker to recommend to the Board of Supervisors to approve the waiver request to not require the park and recreation study.

Vote: 3-1, Mr. Klunk voted against and Mr. Wilke abstained.

3. Applicant has requested a waiver from Section 135-40.E(5) which prohibits double piping within the stormwater conveyance system.

The waiver request was tabled until the Stormwater Management is reviewed.

4. Applicant has requested a waiver from Section 135-34 which requires sidewalks to be provided on all street frontages. The waiver request is for Oxford Avenue and Edgegrove Road. This is a modification request since it involves changing a requirement and not waiving a requirement.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker to recommend to the Board of Supervisors to approve the waiver request to require sidewalks however, to allow a modification for the sidewalks to be installed at a setback from the edge of the cartway and to allow the sidewalk to be installed as a 4 foot wide blacktop walking trail style of sidewalk.

Vote: 4-0, Mr. Wilke abstained.

5. Applicant has requested a waiver from Section 135-35 which requires curbs to be provided on all street frontages. The applicant seeks a curb waiver for Oxford Avenue and Edgegrove Road.

The waiver request was tabled until the Stormwater Management is reviewed.

6. Applicant has requested a waiver from Section 135-16.A(1) which requires plans to be drawn at a scale of 20 or 50 feet to the inch.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker to recommend to the Board of Supervisors to approve the waiver request to allow the plan to be drawn at a scale of 20 or 50 feet to the inch.

Vote: 4-0, Mr. Wilke abstained.

5. OTHER BUSINESS

- **Comprehensive Plan Update**

Michelle Brummer, of Gannett Fleming was present to give an update on the Comp Plan survey. Ms. Brummer asked that the commission read the sample questions on the draft survey to see if they feel any other questions should be asked that are not listed on the draft. The commission is to forward any additional questions to Mr. Arndt before so he can get them to Ms. Brummer before the survey is put into a final form. It was requested that any additional questions be given to Mr. Arndt on or before July 14, 2021.

6. PUBLIC COMMENT

Joni Swope, of 386 Church Street provided several public comments regarding that stormwater management basins/rain gardens collect rain water and runoff in areas that don't drain well. The area usually remains very wet causing most plantings to fail and weeds to grow. Who will replace plantings attempted to mow etc. I would be very careful as you look into this further. What works on paper does not generally work in real life. Joni also stated the Township should not grant waivers for park recreation report and the fee in lieu of should be much greater. Developers are getting off way easy financially. Joni Swope would want the PennDot recommendation in writing. This will be questioned later and then the

Township has documentation. Joni Swope also asked if the blacktop sidewalk along Oxford Avenue & Edgegrove Road be in compliance with ADA requirements.

EJ Kay provided comments regarding complaints about Advance Disposal/Waste Management.

Belinda Nagle stated she knows several people that want to be allowed to have chickens on their properties and asked how they can get this approved.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 7•19•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 8•4•2021 at 6:00 PM.
- The Planning Commission meeting - 8•5•2021 at 6:00 PM.

A motion to adjourn at 8:20 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mrs. Gouker.
Vote: 5-0

Respectfully submitted,

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