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

June 3, 2021

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on June 3, 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 June 3, 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
Tom Klunk
Fred Wilke

The following individuals were also in attendance:
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 5/6/2021, for adoption.

Mr. Klunk made a motion, which was seconded by Mr. Wilke, to adopt the Regular Meeting Minutes for May 6, 2021.
Vote: 3-0

SALDO Report was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

- **Utz Quality Foods, LLC – 350 Kindig Lane Trailer Parking Lot – Preliminary/Final Plan**

John Snyder, a representative for Utz was present to discuss the plan. There was some discussion regarding the trailers being hit by baseballs and parking for folks attending the ballfield during a game. There was also some discussion regarding the 6 waivers that are being requested. Mr. Strevig asked to go over each waiver request and make a motion. The waiver requests are as follows;

1. Waiver request from Section 135-16 to allow the plan to be submitted as a Preliminary/Final Plan.
Mr. Klunk made a motion, which was seconded by Mr. Strevig, 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: 3-0

2. Waiver request from Section 135-32.S(1) to not require 5% of the total area of the parking lot to be interior landscaping in a parking lot containing 20 or more parking spaces. There was some discussion that Utz would agree to provide the landscaping around the lot on the north side as a buffer instead of the interior landscaping? Mr. Snyder said yes, they would agree to that. The Township Engineer asked if Utz would agree to submit a modification to the Township regarding the request to substitute the interior landscaping with exterior landscaping. Mr. Snyder said yes.
Mr. Wilke made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.S(1) to substitute the interior

landscaping with exterior landscaping with trees planted around the perimeter of the new parking lot.
Vote: 3-0

3. Waiver request from Section 135-34 to not require sidewalks to be installed along all street frontage due to sidewalk existing on the north side of Kindig Lane.

Mr. Strevig made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to approve the waiver request from Section 135-34, and to not require sidewalks to be installed along Kindig Lane due to site restrictions.
Vote: 3-0

4. Waiver request from Section 135-35 to not require installation of curbs along Kindig Lane.
It was stated that there is existing curbing along Kindig Lane so this waiver request is not needed.

5. Waiver request from Section 135-16.E to not require a Traffic Impact Study.
There was some discussion whether a traffic study is required for this project or not. The Township Engineer stated a traffic impact study is required for projects that generate greater than 500 new, average, weekday trips or 50 or more peak-hour trips. The applicant should provide details/documentation stating the parking lot is trailer storage for a centralized area and won't generate additional trips. This may justify a traffic study isn't necessary and avoid another waiver request.

6. Waiver request from Section 135-32.F to not require the parking lot to be constructed and maintained to the street improvement specifications stated in Section 135-27.K.
Mr. Strevig made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 135-27.K to not require the parking lot to be constructed and maintained to the street improvement specifications stated in Section 135-27.K.
Vote: 3-0

The Township Engineer went through her review comment letter dated May 27, 2021.

Mr. Strevig made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to conditionally approve the Utz Trailer Storage Preliminary/Final Plan with the conditions of satisfying the Township Engineer review comment letter dated May 27, 2021, the exterior landscaping to include trees being planted along the improved area, and the section of fence being replaced for the ballfield to be 8 foot in height.
Vote: 3-0

■ **Arrows Pointe – Preliminary Land Development Plan**
John Runge, a representative of Gordon Brown Associates, Inc. was present to discuss the Preliminary Plan on behalf of Racehorse Road LLC – Arrows Pointe. There was discussion regarding the lot sizes, the traffic study, curbing and sidewalk along Route 116, and cul-de-sacs versus stub streets within the development. There was discussion on the development connecting to Plum Creek Park and the possibility of the development having a small park within itself.

Mr. Runge and his team provided updates to the Planning Commission as to the field work that is currently taking place on the property. The recreational park study, traffic study and the soil study have been recently worked on for completion. Mr. Runge mentioned that his team is appreciative of the cooperation of Township Engineer as they work to finalize the plans.

It was questioned to the applicant if they were aware of the year the existing home was built and if it's on a historical society registration? Mr. Runge was not sure however, he said he would look into it.

5. OTHER BUSINESS

■ **ACME Composites – Air Quality Permit Renewal Notification**

The Planning Commission acknowledged the notification of the submission of an application to renew an Air Quality Operation Permit for the property of 262 Church Street.

■ **Comprehensive Plan Update**

Virginia gave an update that at the last Board of Supervisors meeting the Board approved the proposal from Gannett Fleming outlining the amendment as the planning commission requested. Virginia stated her team has begun preparing a survey that will be discussed with the Planning Commission at the July 1, 2021 meeting before going out to the residence in July to solicit feedback on land use priorities and community development for the Township. Then the next steps would be workshops with public involvement to discuss survey results. Then there will be public forums held to receive feedback from the residence.

6. PUBLIC COMMENT

Joni Swope, of 386 Church Street provided public comment regarding the existing house on the Arrows Pointe property. She stated the home could have been used for soldiers and may be worth checking into the history of the structure prior to removing it.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 6•21•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 7•7•2021 at 6:00 PM.
- The Planning Commission meeting - 7•1•2021 at 6:00 PM.

A motion to adjourn at 7:29 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mr. Wilke.
Vote: 3-0

Respectfully submitted,

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