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

June 6, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, June 6, 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
Alisha Gouker
Tom Klunk

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

There were 6 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 5/2/2019, for adoption.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for May 2, 2019.
Vote: 3-0

The 4/15/2019 Board of Supervisor's Meeting minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

- **Mavis Tire – 1324 Carlisle Pike – Preliminary/Final LDP**

Bob Sharrah, a representative of Sharrah Design Group, Inc. was present to discuss the plan. Mr. Sharrah stated he will be attending the Penn Township Planning Commission meeting following this meeting so he does not have comments from them. Mr. Mains went over his comments and discussed outstanding items. The applicant is requesting a waiver from Section 135-16 – Submission of a Preliminary Plan. The request is to approve the waiver to not require the submission of a separate Preliminary Plan.
Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request forgoing submission of a separate Preliminary Plan.
Vote: 3-0

- **Blettner Avenue Industrial Buildings – Blettner Avenue – Preliminary/Final LDP**

Paul Fish, Rettew Associates and Allen Smith, Conewago Contractors were present to discuss the plan. Mr. Fish acknowledged that the six waiver/modifications were approved by the Board of Supervisors at their May 20, 2019 regular meeting. A revised plan was provided and discussed.
Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final LDP for the industrial buildings with the following condition;

1. Approval by PA DEP of the Sewage Facilities Planning documents.
2. Approval of a NPDES Permit.
3. Acknowledgement from Hanover Borough for water service availability.
4. Seals & Certs on the plan.
5. Bond amount approved by the Board of Supervisors.
Vote: 3-0

■ **Centennial Circle – JA Myers Builders – Preliminary Plan**
No Discussion

■ **Harry P. McKean – 518 Maple Avenue – Final Subdivision Plan**
Harry McKean was present to discuss the plan. The Township Engineers comments were discussed.
Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Final Subdivision Plan with the following conditions;

1. An Operations & Maintenance agreement
2. PA DEP Sewage Module
3. Seals & Certs on the plan.
Vote: 3-0

4. OTHER BUSINESS

■ **301 Oxford Avenue – Bon Ton Builders – Concept Plan**
No Discussion

■ **Comprehensive Plan Update**
Section X was briefly discussed. The Planning Commission will finish discussion of Section X at the July 11, 2019 Planning Commission meeting due to other members being absent and a new member joining the Planning Commission.

■ **Utz Quality Foods, LLC** – Acknowledgement that an Operating Permit Renewal Application has been submitted to DEP for air quality control.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 6•17•19 at 6:30 PM.
- The Zoning Hearing Board meeting - 7•10•19 at 6:00 PM.
- The Planning Commission meeting - 7•11•19 at 6:00 PM.

A motion to adjourn at 7:27 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mrs. Gouker
Vote: 3-0

Respectfully submitted,

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