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

March 4, 2021

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on March 4, 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 March 4, 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
Richard Neiderer
Fred Wilke

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

There was 4 persons in the audience

John Strevig opened the meeting by explaining that the planning commission has been observing Resolution 2020-S which has been adopted by the Board of Supervisors establishing a policy regarding public comment. It was noted that there is a five minute time limit for public comment and that individuals cannot forfeit their five minutes to other members of the public.

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 2/4/2021, for adoption.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for February 4, 2021.
Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

■ Conewago Enterprises – Preliminary/Final Land Development Plan

Paul Fish, a representative from Rettew Associates, Inc., was present to discuss the plan. Mr. Fish advised the commission that he received the Township Engineers comment letter dated February 25, 2021 and is currently working on satisfying those comments. Mr. Fish asked if he could request action on the two waiver requests.

The first waiver request is from Section 135-16 Preliminary Plan, requesting 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 to allow the plan to be submitted as a Preliminary/Final Plan.
Vote: 5-0

The second waiver request is from Section 135-16.A(1) Plan Scale, to allow the plan to be 1"=150', instead of 1"=100'.

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 scale to be 1"=150' instead of 1"=100' and the proposed area to be a 1"=20' scale.
Vote: 5-0

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
The plan action deadline is March 16, 2021. Mr. Strevig acknowledged a request from Gerry Funke, of Group Hanover, Inc. requesting the plan to be tabled until the April 1, 2021 planning commission meeting.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to table the plan until the April 1, 2021 planning commission meeting.
Vote: 5-0

A request from Gerry Funke, of Group Hanover, Inc. was submitted requesting the plan action deadline to be extended until June 22, 2021.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the request to extend the plan action deadline to June 22, 2021.
Vote: 5-0

■ **60 Ram Drive – Preliminary/Final Land Development Plan**
The plan action deadline is March 16, 2021. A request from Gerry Funke, of Group Hanover, Inc. was submitted requesting the plan action deadline to be extended until June 22, 2021.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the request to extend the plan action deadline to June 22, 2021.
Vote: 5-0

■ **Arrows Pointe - Preliminary Subdivision Plan**
Deadline for action is 3.21.2021. A request from Johnathan Andrews, of McNess, Wallace & Nurick, LLC., was submitted requesting the plan action deadline to be extended until April 30, 2021.

Mr. Wilke made a motion, which was seconded by Mr. Klunk to recommend to the Board of Supervisors to deny the submitted request from Johnathan Andrews, of McNess, Wallace & Nurick, LLC., requesting the plan action deadline to be extended until April 30, 2021.
No vote was taken due to discussion. After some discussion, the motion was retracted and no vote was taken.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker to recommend to the Board of Supervisors to approve the plan action deadline to April 30, 2021.
Vote: 5-0

5. OTHER BUSINESS

■ **Comprehensive Plan Update**
Township Engineer was not present at the meeting and it was mentioned that the draft has been put into a final draft form and a copy will be dropped off to each member next week for them to review for the April 1, 2021 planning commission meeting.

■ **Ordinance Amendment – Maximum Floor Ratio**

Mr. Arndt advised the commission that each member has been given a copy of the ordinance amendment prepared by the Township Solicitor, Tim Shultis for review.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker to recommend to the Board of Supervisors to approve the ordinance amendment as proposed by the Township Solicitor.
Vote: 5-0

■ **Radon**

Mr. Strevig mentioned to the commission that the recommendation to the Board of Supervisors to look into having a stand-alone ordinance with radon testing requirements was not supported by the Board of Supervisors and that no ordinance will be put in place.

6. PUBLIC COMMENT

Bob Miller, commented via Facebook Livestream, stating that he doesn't support the commission recommending approval for the plan action deadline extensions.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 3•15•2021 at 6:30 PM.
- The Planning Commission meeting - 4•1•2021 at 6:00 PM.
- The Zoning Hearing Board meeting - 4•7•2021 at 6:00 PM.

A motion to adjourn at 7:42 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