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

March 7, 2019

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1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, March 7, 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

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

There were 9 persons in the audience

Mr. Strevig acknowledged that the Planning Commission did not have a quorum for tonight's meeting, so no decisions would be made.

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 2/7/2019 were acknowledged.

The 1/21/2019 Board of Supervisor's Meeting were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

- **Smith Specialty Automotive – 1374 Carlisle Pike – Annexation/Subdivision Plan**

Allen Smith of Conewago Contractors and Josh Smith of Smith Specialty Automotive were present to discuss the plan. The Township Engineer's comments were acknowledged. There was some discussion regarding the number of entrances. Allen Smith stated they are planning to submit a land development plan next month that will address the driveways.

No action taken

- **Centennial Circle – JA Myers Builders – Preliminary Plan**

Bob Sharrah of Sharrah Design Group, Inc. was present to discuss the plan. Mr. Sharrah stated he did not address the Township Engineer's comments. There was some discussion on verification of minimum lot sizes and stormwater facilities residing on individual lots. Mr. Sharrah stated he will submit a revised plan for the April planning commission meeting.

No action taken

- **301 Oxford Avenue – Bon Ton Builders – Concept Plan**

Reg Baugher of Hanover Land Services was present to discuss the plan. Mr. Baugher wanted to present a concept plan to the board for discussion purposes only. There was discussion about the Eisenhower bypass potential location. There was further discussion regarding the possible subdivision being a TND development. The plan as presented appears to not meet all the requirements for a TND development. Manager Krebs suggested the applicant review the ordinance for TND and list the requirements the plan does not meet for future discussions and meetings with the Township.

No action taken

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

Allen Smith of Conewago Contractors and Paul Fish of Rettew Engineering were present to discuss the plan. The Township Engineer comments were acknowledged. There was some discussion on the use of the buildings being proposed. Mr. Smith stated he does not know the use needed at this time. The board advised Mr. Smith that it's possible that a use he may want could be a use that would only be permitted by special exception.
There was some discussion pertaining to the special exception requirements for warehouses. The 500ft setback requirement from residential districts was discussed as a deterrent to development in this district. The 6 waiver requests were noted and briefly discussed. Mr. Smith and Mr. Fish went over the plan addressing any questions the board had.

No action taken

4. OTHER BUSINESS

- **Comprehensive Plan Update**

Sections I through VII continue to be updated.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 3•18•19 at 6:30 PM.
- The Zoning Hearing Board - 4•3•19 at 6:00 PM.
- The Planning Commission meeting - 4•4•19 at 6:00 PM.

The meeting adjourned at 7:41 PM.

Respectfully submitted,

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