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

May 2, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, May 2, 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, Vice-Chair Person
Tom Klunk

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

There were 9 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 4/4/2019, for adoption.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for April 4, 2019.
Vote: 3-0

The 3/18/2019 Board of Supervisor's Meeting minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

■ **Blettner Avenue Industrial Buildings – Blettner Avenue – Preliminary/Final LDP**
Paul Fish, Rettew Associates and Allen Smith, Conewago Contractors were present to discuss the plan. There was some discussion regarding lighting, truck traffic, the buffer berms, dock doors, and sidewalks. The applicant is requesting six waiver/modifications as follows;

1. Waiver request from Section 135-16 – Submission of a Preliminary Plan
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request forgoing submission of a separate Preliminary Plan. Vote 3-0

2. Waiver request from Section 135-16.A(1) – Maximum Plan Scale of 1"=100'
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request allowing scale of 1"=120". Vote 3-0

3. Waiver request from Section 135-40.I.9(h) – One Foot of Freeboard
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve a modification to allow 10" of freeboard for Stormwater Basin "C". Vote 3-0

4. Waiver request from Section 135-30.A – Access Drives
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request to allow 3 access drives with the third access drive being posted "passenger vehicles only". Vote 3-0

5. Waiver request from Section 135-32.G – Wheel Stops
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver to not require wheel stops on interior islands. Vote 3-0

6. Waiver request from Section 13-34 – Sidewalks
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to deny the waiver request and require sidewalks to be installed along Blettner Avenue. Vote 3-0

There was some discussion if the sidewalk would affect the height/slope of the buffer berms. The applicant will review and provide exhibits for the Township's consideration.

No other action taken

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

■ **Harry P. McKean – 518 Maple Avenue – Final Subdivision Plan**
There was a brief discussion with the Planning Commission and Staff regarding the location of the driveway and timing of submission for stormwater/grading.
The Planning Commission received a request by the applicant's engineer requesting a 90 day extension to allow time to address the Township Engineer's comments and the Adams County comments. The new date for plan action would be September 1, 2019.
Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the 90 day extension for plan action with the new date for action being September 1, 2019.
Vote: 3-0

4. OTHER BUSINESS

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

■ **Comprehensive Plan Update**
Section IX was discussed. The Planning Commission will be reviewing Section X for the June 6, 2019 Planning Commission meeting.

■ **DCNR Grant – Acknowledgement of support letter for the Plum Creek Community Park**
Mr. Strevig stated a letter of support was needed by the Township Planning Commission for a DCED CFA grant application. Mr. Strevig provided a support letter on behalf of the Planning Commission.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 5•20•19 at 6:30 PM.
- The Zoning Hearing Board - 6•5•19 at 6:00 PM.
- The Planning Commission meeting - 6•6•19 at 6:00 PM.

A motion to adjourn at 7:07 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Klunk.
Vote: 3-0

Respectfully submitted,

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