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

May 6, 2021

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on May 6, 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 May 6, 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:
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Virginia Thornton, Gannett Fleming Township Engineer
Charlotte Shaffer, Township Supervisor
There was 5 persons in the audience

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 4/1/2021, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to adopt the Regular Meeting Minutes for April 1, 2021.
Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

- **Arrows Pointe – Preliminary Land Development Plan**

Peter Wertz, Trey Elrod and Chris Schwab were present to discuss the Emergency Access Design that is being suggested by PennDot. It was discussed with the commission that PennDot does not support two full access drives along route 116 and would consider the western entrance near the SAVES property to be an emergency access only. Mr. Wertz stated they requested to be on the agenda to discuss with the commission in hopes of getting some guidance on what specifications and/or design the township would like to see for an emergency access. The township ordinances do not specifically list details for emergency accesses. The commission expressed some concerns as to if this discussion should be had with the Board of Supervisors as to if this access drive would meet the two access drive requirement. Mr. Wertz stated they are not here before the commission to ask if the second access would be approved or not by the commission but they're asking for guidance as to what the specifications for an emergency access drive would be so they know how to design the access drive if appropriate. The commission said they would like the emergency access to have a gate at both ends and for the surface of the drive to be a hard material but one that would allow grass to be grown so the drive doesn't appear to be a used access drive.

It was also noted that a time extension for deadline for plan action to August 31, 2021, to address the Township Engineer's comments and intends on submitting a revised plan to the Township addressing those comments.

Mr. Strevig made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve of the deadline for plan action to be extended until August 31, 2021.
Vote: 5-0

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**
Gerry Funke, of Group Hanover, Inc. was present to discuss the plan. There was some discussion regarding a waiver request from Section 135-32.U, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.U, however the waiver would need to be reapproved if the property changes use.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.U to not require a pull through parking space. This waiver shall need reapproved if the property changes uses.
Vote: 5-0

There was some discussion on the revised plan. Mr. Funke stated that he and the Township Engineer, Virginia Thornton, of Gannett Fleming will need to discuss landscaping requirements. Mr. Funke stated the adjustments will not require waiver requests however, he will discuss this with Virginia. The commission mentioned that the comments listed on the Engineer's comment letter dated May 5, 2021 need to be addressed prior to the plan being recorded.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Land Development Plan with the conditions being the comments listed on the Township Engineer's May 5, 2021 comments are addressed and satisfied.
Vote: 5-0

■ **Utz Quality Foods, LLC – 350 Kindig Lane Trailer Parking Lot – Preliminary/Final Plan**
A request was received from the applicant on May 5, 2021 requesting the plan to be tabled while they work on satisfying review comments.

Mrs. Gouker made a motion, which was seconded by Mr. Wilke, to table the plan until the June 3, 2021 planning commission meeting.
Vote: 5-0

5. OTHER BUSINESS

■ **Comprehensive Plan Update**
Virginia gave an update that at the last Board of Supervisors meeting the Board requested a proposal from Gannett Fleming outlining the amendment as the planning commission requested. Once that is complete, it will be discussed with the Board of Supervisors at their next meeting.

6. PUBLIC COMMENT

There was no public comment.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 5•17•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 6•2•2021 at 6:00 PM.
- The Planning Commission meeting - 6•3•2021 at 6:00 PM.

A motion to adjourn at 7:03 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Klunk.
Vote: 5-0

Respectfully submitted,

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