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

November 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 November 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 November 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
Richard Neiderer
Tom Klunk
Fred Wilke

The following individuals were also in attendance:
David Arndt, Jr., Zoning/Code Enforcement Officer
Kevin Fox, Township Engineer, Gannett Fleming
Isaac Wakefield, Attorney of Salzmann, Hughes, P.C.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 10/7/2021, for adoption.

Mrs. Gouker made a motion, which was seconded by Mr. Wilke, to adopt the Regular Meeting Minutes for October 7, 2021.
Vote: 5-0

SALDO Report dated October 26, 2021 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

- **Eagle Rock – Preliminary Plan**

John Runge, of Gordon L. Brown & Associates, Inc. was present to discuss the plan. It was acknowledged that the Adams County plan review comments were addressed. There was some discussion regarding the waivers. The commission recommended approval to the Board of Supervisors at their October 7, 2021 Planning Commission meeting to approve three waiver requests. They are as follows;

Waiver request from Section 135-34 to not require sidewalks along Hanover Road, East of Centennial Road however, to approve a modification to allow the substitution of the proposed paved walking trail instead of the traditional required public sidewalk.

Waiver request from Section 135-35 to not require curb or shoulder widening along Hanover Road, East of Centennial Road.

Waiver request from Section 135-16.E.5 to allow the Parks and Recreation Report to be prepared by a Professional Landscape Architect instead of a certified Park and Recreation Practitioner.

Two new waiver requests were requested at this meeting. They are as follows;

Waiver request from Section 135-35 to not require curb or shoulder widening along South side of Hanover Road, West of Centennial Road.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request.
Vote: 5-0

Waiver request from Section 135-34 to not require sidewalk along the south side of Hanover Road, West of Centennial Road.

Mr. Neiderer made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to deny the waiver request and to have the developer install sidewalk along Hanover Road, West of Centennial Road.
Vote: 3-2 Mr. Neiderer, Mr. Wilke and Mrs. Gouker are in favor of this motion to deny the waiver request. Mr. Strevig and Mr. Klunk are in favor of approving the waiver request.

There was some discussion regarding the street names for the development that were renamed. Mr. Strevig asked if there needed to be action to approve the new names. Mr. Wakefeild advised the Commission that when the plan is approved by the Board of Supervisors, the street names are approved with the plan.

Mr. Klunk made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to conditionally approve the Preliminary Plan subject to the comments on the Township Engineers review letter dated November 1, 2021 being addressed.
Vote: 5-0

- **Chapel Meadows – Preliminary Plan**

There was no discussion.

5. Other Business

- **Comprehensive Plan Update**

6. Public Comment

There was no public comment.

7. Announcements

- The Public Safety meeting – 11•10•2021 at 8:30 AM.
- The Finance & Operations meeting – 11•10•2021 at 9:30 AM.
- The Board of Supervisors meeting – 11•15•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 12•1•2021 at 6:00 PM.
- The Planning Commission meeting – 12•2•2021 at 6:00 PM.

A motion to adjourn at 6:56 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