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

October 1, 2020

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on October 1, 2020 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, October 1, 2020 was called to order by Mr. Strevig at 6:00 PM.

The following Planning Commission Members were in attendance:
John Strevig, Chair Person
Alisha Gouker, Vice Chair
Richard Neiderer
Tom Klunk
Fred Wilke

The following Township Representatives were also in attendance:
Virginia Thornton, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Charlotte Shaffer, Township Supervisor

There were 10 persons logged in to Facebook and 11 persons in the audience.

2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, 36 Franklin Drive provided public comment regarding businesses expanding. She mentioned other vacant buildings in surrounding municipalities that could be used for businesses instead of expanding on small lots.

Nick Kraus, 386 Church Street provided public comment and asked the Planning Commission to take the pictures he submitted showing flooding water into consideration.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 9/3/2020, for adoption.
Mr. Strevig mentioned two editorial corrections are needed to the minutes.

Mrs. Gouker made a motion, which was seconded by Mr. Neiderer, to adopt the Regular Meeting Minutes as corrected for September 3, 2020.
Vote: 5-0

4. SUBDIVISION AND LAND DEVELOPMENT

- **370 Church Street – Preliminary/Final Land Development**

Kris Raubenstine, of Hanover Land Services and Gary Knisley, of McGrew Equipment were present to discuss the plan. There was discussion on the required buffering and discussion on a current flooding issue that may be causing issues for a neighboring property. Mr. Kraus, 386 Church Street explained the flooding concerns to the Board. After some discussion, Township Engineer Virginia Thornton and Zoning Officer Dave Arndt will meet with the Engineer for the project to review and discuss the flooding issue.

No action taken

■ **214 Ram Drive – Preliminary/Final Land Development Plan – Precision Cuts Industries**

Gerry Funke, of Group Hanover, Inc. was present to discuss the Preliminary/Final Land Development Plan. There was discussion regarding the driveway. Mr. Funke stated he needs to address the driveway before he can move on with designing the plan. Mr. Funke mentioned that Cougar Drive would be developed to township specs, by the applicant but would like to have an agreement with the township stating the township cannot come back and say Precision Cuts can no longer use the access street years later. The Planning Commission supports the access drive on Cougar Drive. Mr. Arndt advised the board that the deadline for plan approval is November 4, 2020 and that an extension request would need to be submitted to the Board of Supervisors for approval at their October 19, 2020 regular meeting.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the extension request to extend plan action for the Preliminary/Final Plan until December 22, 2020.
Vote: 5-0

■ **60 Ram Drive – Preliminary/Final Land Development Plan**

Gerry Funke, of Group Hanover, Inc. was present to discuss the Preliminary/Final Land Development Plan. Mr. Funke stated he received the Township Engineer and Adams County Office of Planning comments and will address them and submit a revised plan for next month's meeting. The applicant submitted 4 waiver requests as follows;

Waiver request from Section 135-11 to allow the plan to be submitted as a Preliminary/Final Plan instead of a Preliminary Plan submission.

Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request for the Preliminary/Final Plan to be submitted as a Preliminary/Final Plan.
Vote: 5-0

Waiver request from Section 135-32.J(2) to allow the existing 16'x9' parking spaces instead of the required 20'x10' parking space size.

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.J(2) to allow the existing 16'x9' parking space size.
Vote: 5-0

Waiver request from Section 135-30.H to allow the existing 23' wide aisle width instead of the required 24' required aisle width.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 135-30.H to allow the existing 23 foot aisle width in the parking lot.
Vote: 5-0

Waiver request from Section 135-32.S to not require a landscaping plan based on no changes to the existing parking lot.

Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.S. It is agreed that the landscaping plan is not necessary due to the parking lot already existing.
Vote: 5-0

There was some discussion regarding Section 135-32.U(1) which requires an oversized parking space to be designed with drive-through capability to avoid backup movements. The applicant will revise the plan based on the comments and will submit a revised plan for review at the November 5, 2020 meeting.

No other action taken.

■ **Oxford Avenue – Sketch Plan**

Mr. Arndt mentioned that a letter dated September 11, 2020 from Pat Sheaffer was submitted to the township requesting his Sketch Plan to be withdrawn.

No action taken

■ **Arrows Pointe - Preliminary Subdivision Plan**

Mr. Arndt mentioned that the Board of Supervisors at their regular meeting held September 21, 2020, approved a letter dated September 3, 2020 submitted by a representative for Arrow's Pointe Subdivision for a time extension to November 30, 2020.

No action taken

■ **Chapel Meadows - Preliminary Subdivision Plan**

Mr. Arndt mentioned that the Board of Supervisors at their regular meeting held September 21, 2020, approved a letter dated September 14, 2020 submitted by a representative for Chapel Meadows Subdivision for a time extension to February 16, 2021.

No action taken

5. OTHER BUSINESS

■ **Comprehensive Plan Update**

John Strevig stated the Township Engineer has been authorized by the Board of Supervisors to prepare the Comp Plan into a draft form for the Planning Commission and Board of Supervisors to review. The draft should be completed prior to the November Planning Commission meeting for review.

6. PUBLIC COMMENT

Ellen Ryan, mentioned that the Zoning Hearing Boards meetings are not audio taped and finds that to be a problem because their meeting outcomes could play a part in the decision making for this board.

7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 10•19•20 at 6:30 PM.
- The Zoning Hearing Board meeting - 11•4•20 at 6:00 PM.
- The Planning Commission meeting - 11•5•20 at 6:00 PM.

A motion to adjourn at 7:49 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mrs. Gouker
Vote: 5-0

Respectfully submitted,

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