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

October 7, 2021

---

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on October 7, 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 October 7, 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
Michelle Brummer, Gannett Fleming, Comp Plan Updates
Lee Stinnett, Township Solicitor

Mr. Strevig opened the meeting by asking for nominations for a Secretary for the Planning Commission due to the by-laws that were adopted at the September 2, 2021 meeting.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to nominate Mr. Klunk to be the Planning Commission Secretary.**
**Vote 5-0**

Mr. Strevig acknowledge the Ethics Act Considerations for Planning Commission Members.

Mr. Strevig acknowledged a letter received from McNess, Wallace & Nurick, LLC dated September 30, 2021 extending the deadline for acting on the Eagle Rock Subdivision Plan in order to allow time for the applicant to address the most recent review comments until the date of December 31, 2021.

**Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to add the letter extending the plan action deadline to the agenda per the new Act 65 of 2021.**
**Vote: 5-0**

## 2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

## 3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 9/2/2021, for adoption.

**Mrs. Gouker made a motion, which was seconded by Mr. Wilke, to adopt the Regular Meeting Minutes for September 2, 2021.**
**Vote: 5-0**

SALDO Report dated September 29, 2021 was acknowledged.

## 4. SUBDIVISION AND LAND DEVELOPMENT

- **Eagle Rock – Preliminary Plan**

Mr. Strevig asked for a motion to recommend to the Board of Supervisors to approve the time extension for plan action until December 31, 2021.

**Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the time extension for plan action until December 31, 2021.**
**Vote: 5-0**

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 received earlier in the day and the commission did not get to review them before the meeting. There was some discussion regarding the waivers. The commission would like to see the fiscal study completed and submitted for review by the Township Engineer. There was some discussion regarding the sidewalks to the West side of Centennial Road. There is a note on the plan stating the Township can request the sidewalks to be installed at a later date after giving a 6 month notice. Mr. Arndt advised he feels this will put a burden on the Township at a later date when it comes time to have sidewalks installed. Mr. Arndt said he recommends requiring the sidewalks along Rt 116 on the West side of Centennial Road or approving a waiver request for relief of sidewalks being installed instead of a note being placed on the plans. Mr. Strevig asked the applicant to think about this and bring it back to the commission at the next meeting. There was three waiver requests submitted for review and action. The waivers are as follows;

Waiver request from Section 135-34 to not require sidewalks along Rt 116, 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.

**Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the modification waiver to allow the substitution of the traditional sidewalk and replace it with the proposed walking trail for the East side of Centennial Road along Rt116.**
**Vote: 5-0**

Waiver request from Section 135-35 to not require curb or shoulder widening along Rt 116, East of Centennial Road.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-35 to not require curb or shoulder widening along Rt 116, East of Centennial Road.**
**Vote: 5-0**

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.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request to allow the Parks and Recreation Report to be prepared by a Professional Landscape Architect instead of a certified Park and Recreation Practitioner.**
**Vote: 5-0**

Mr. Klunk asked the applicant to talk to their client about possibly keeping the portion of the property in the flood plain to be rented out to a farmer and to keep it used as farmland. No action was taken as it was a suggestion to the applicant.

The plan was tabled until the November 4, 2021 Planning Commission meeting.

■ **Chapel Meadows – Preliminary Plan**

Harry McKean, of New Age Builders was present to discuss the plan. There was some discussion regarding the waiver request that have not been acted on until the Township Engineer had time to review the Stormwater Management Plan. That review has now been completed, so Mr. McKean is requesting the waivers to be acted on so they know how to proceed with the revised plan.

Waiver request from Section 135-40.E.5, to allow the double piping for the stormwater system.

**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 135-40.E.5 to allow the double piping for the stormwater system.**
**Vote: 5-0**

Waiver request from Section 135-40.I.6 to allow the outlet structure to dewater stormwater management facilities within 72 hours.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 135-40.I.6 to allow the outlet structure to dewater stormwater management facilities within 72 hours.**
**Vote: 5-0**

The plan was tabled until the November 4, 2021 Planning Commission meeting.

## 5. OTHER BUSINESS

■ **Comprehensive Plan Update**

Michelle Brummer, of Gannett Fleming was present to give an update on the Comp Plan survey. Ms. Brummer had put together charts showing preliminary results of the survey. Ms. Brummer completed an official packet showing the accurate results of the survey.

■ **Miller Chemical & Fertilizer, LLC**

Mr. Arndt acknowledged a notice of intent to remediate dated September 28, 2021 from Ramboll explaining the continued investigation reports and cleanup plan efforts to PA DEP as results of the fire.

## 6. PUBLIC COMMENT

There was no public comment.

## 7. ANNOUNCEMENTS

- The Public Safety meeting – 10•13•2021 at 8:30 AM.
- The Finance & Operations meeting – 10•13•2021 at 9:30 AM.
- The Board of Supervisors meeting – 10•18•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 11•3•2021 at 6:00 PM.
- The Planning Commission meeting – 11•4•2021 at 6:00 PM.

**A motion to adjourn at 8:39 PM was made by Mr. Wilke, with the motion to adjourn seconded by Mrs. Gouker.**
**Vote: 5-0**

Respectfully submitted,

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