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

January 9, 2020

1. RE-ORGANIZATIONAL MEETING

The Re-Organizational Meeting of the Planning Commission for January 9, 2020 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
Harold Hockensmith
Jeffery Sheely

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

There was 6 persons in the audience

Nominations meeting of Planning Commission were called to order at 6:00PM

The presiding chairman yielded to Dave Arndt to conduct the initial nominations for Chair.
Administrator Dave Arndt called for nominations for Chairman.
Mrs. Gouker made a motion, of which was seconded by Mr. Hockensmith, to nominate Mr. Strevig to be the Chairman of the Planning Commission.
Vote: 4-0
The meeting was handed over by Dave Arndt to appointed Chairman Mr. Strevig who then called for nominations for Vice-Chairman.
Mr. Hockensmith made a motion, of which was seconded by Mr. Sheely, to nominate Mrs. Gouker to be the Vice-Chairman of the Planning Commission.
Vote: 4-0

Meeting closed at 6:02 PM

2. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, January 9, 2020 was called to order by Mr. Strevig at 6:02 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
Harold Hockensmith
Jeffery Sheely

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

There were 6 persons in the audience

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 10/3/2019, for adoption.

Mr. Hockensmith made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for October 3, 2020 as written.
Vote: 4-0

The 11/18/2020 Board of Supervisor's Meeting minutes were acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

■ **Centennial Acres – JA Myers Builders – Single Family Subdivision Plan**
John Strevig mentioned that the Board of Supervisors at their meeting on December 16, 2019 approved the time extension request for plan action until March 16. 2020. Bob Sharrah, of Sharrah Design Group, Inc. was present to discuss the Subdivision Plan. Township Engineer Eric Mains stated there are a few conditions remaining. The conditions are as follows;

1. DEP Sewer Planning Module
2. O&M Agreement
3. Sewer Bond
4. Confirmation by Township Engineer that stormwater design comments have been addressed
5. Deeds to include language noting that building permits won't be issued until PennDOT approves the driveway permits for each lot.

Mr. Sharrah stated that PennDOT will not issue the driveway permits until the Township approves the Subdivision Plan. After some discussion, the planning commission is recommending a note be added to the deeds of each lot stating building permits will not be issued until PennDOT approves the driveway permits for each lot. Mr. Sharrah agreed to add the note to the deeds.

Mr. Hockensmith made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Subdivision Plan.
Vote: 4-0

■ **Mavis Discount Tire – 1324 Carlisle Pike – Preliminary/Final Land Development Plan**
John Strevig mentioned that the Board of Supervisors at their meeting on December 16, 2019 approved the time extension request for plan action until March 16. 2020. Bob Sharrah, of Sharrah Design Group, Inc. was present to discuss the Preliminary/Final Land Development Plan.

The plan was recommended by the Planning Commission to the Board of Supervisors at their September 5, 2019 meeting to conditionally approve the Preliminary/Final Land Development Plan.

5. OTHER BUSINESS

■ **Comprehensive Plan Update**
Mr. Strevig asked if there's any final draft chapters that the Planning Commission members could review. Mr. Arndt advised the members that he will attempt to provide an update at next month's meeting.

■ **Ordinance No. 2019-B – Ordinance Revisions for Warehouse & Truck Terminals Final Draft**
Copies of the final draft were provided to the Planning Commission members for their information only. The County Office of Planning comments will be received and reviewed.

6. PUBLIC COMMENT
Bob Miller, 3176 Hanover Pike suggested to the members to add a public comment for agenda items to the beginning of the agenda.

7. ANNOUNCEMENTS
- The Board of Supervisors meeting – 1•20•20 at 6:30 PM.
- The Zoning Hearing Board meeting - 2•5•20 at 6:00 PM.

- The Planning Commission meeting - 2•6•20 at 6:00 PM.

A motion to adjourn at 6:20 PM was made by Mr. Sheely, with the motion to adjourn seconded by Mrs. Gouker
Vote: 4-0

Respectfully submitted,

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