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

April 4, 2019

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1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, April 4, 2019 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
Richard Neiderer
Tom Klunk
Harold Hockensmith

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

There were 7 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 2/7/2019 and 3/7/2019, for adoption.

Mr. Klunk made a motion, which was seconded by Mr. Hockensmith, to adopt the Regular Meeting Minutes for February 7, 2019.
Vote: 4-0

Mr. Neiderer made a motion, which was seconded by Mr. Hockensmith, to adopt the Regular Meeting Minutes for March 7, 2019.
Vote: 4-0

The 2/18/2019 Board of Supervisor's Meeting minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

- **Smith's Specialized Automotive – 1374 Carlisle Pike – Annexation/Subdivision Plan**

Tony Smith and Josh Smith of Smith Specialty Automotive were present to discuss the plan. The Township Engineer's comments were acknowledged. The Smiths continue to work on completed the outstanding items which are as follows;
- Approval by PA DEP of the Sewage Facilities Planning Document
- A Lot Merger agreement being executed
- A driveway/access agreement with the Crawford property being executed

There was some discussion regarding the number of access drives. Tony Smith submitted a waiver (at the meeting) to the planning commission for relief of Section 130-30.A – Number access drives per lot. Tony Smith stated once the subdivision plan is approved, a land development plan will be submitted. The land development plan will show elimination of two of the three access drives. The remaining access drive will be improved to meet PennDot standards for a low volume driveway. The Township Manager and Township Engineer offered that additional language should be added to the waiver request to ensure that stipulations are included which provide a mechanism to ensure that the additional driveways will be removed in the future. They will work with the Smith's Engineer to suggest revisions.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver for relief of Section 130-30.A – Number of access drives per lot acknowledging the needed effort to revise the language.
Vote: 4-0

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to conditionally approve the Annexation/Subdivision Plan based on the conditions listed above being completed.
Vote: 4-0

■ **Blettner Avenue Industrial Buildings – Blettner Avenue – Preliminary/Final LDP**
The Township received a 90 day extension request for plan action from the applicant's Engineer.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the 90 day extension for plan action. The new plan action deadline date will be August 4, 2019.
Vote: 4-0

Ron Knisley, 336 N Blettner Avenue was present and made comment regarding the locations of the entrances. Mr. Knisley was concerned that if an entrance is aligned with Knisley Drive that trucks may try to use Knisley Drive as a route. He was also concerned about headlights into the adjacent residences. Mrs. Krebs stated the Knisley Drive is posted with no truck signs. Mr. Knisley also commented on the need for proper buffering from the neighboring properties.

Jonathan Nace, 328 N Blettner Avenue was present and asked about additional truck traffic from this project and how it may cause further issues at the intersection of Blettner Avenue and Fredrick Street. Mr. Mains explained that a traffic study has been submitted to the township, however the township can only offer comment and require improvements to the subject property and not offsite. Only PennDot has the rights to force offsite improvements related to new accesses, etc. The Blettner Avenue and Fredrick Street intersection is not in Conewago Township, or adjacent to the project site..

■ **Centennial Circle – JA Myers Builders – Preliminary Plan**
The Township received a request to extend the plan action date to July 31, 2019.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the extension for plan action to July 31, 2019.
Vote: 4-0

■ **Harry P. McKean – 518 Maple Avenue – Final Subdivision Plan**
The Planning Commission received a request by the applicant's engineer asking that the plan be tabled until the May 2, 2019 Planning Commission meeting.

Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to table the plan until the May 2, 2019 Planning Commission meeting.
Vote: 4-0

4. OTHER BUSINESS

■ **301 Oxford Avenue – Bon Ton Builders – Concept Plan**
No Discussion

■ **Comprehensive Plan Update**
Section VIII was discussed. Mr. Arndt stated Sections I through VIII continue to be updated. The Planning Commission will be reviewing Section IX for the May 2, 2019 Planning Commission meeting.

■ **DCNR Grant – Acknowledgement of support letter for the Plum Creek Community Park**
Mrs. Krebs stated a letter of support was needed by the Township Planning Commission for grant applications. Mr. Strevig provided a support letter on behalf of the Planning Commission.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 4•15•19 at 6:30 PM.
- The Zoning Hearing Board - 5•1•19 at 6:00 PM.
- The Planning Commission meeting - 5•2•19 at 6:00 PM.

A motion to adjourn at 6:44 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Hockensmith.
Vote: 4-0

Respectfully submitted,

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