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

September 2, 2021

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on September 2, 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 September 2, 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
Tom Klunk
Fred Wilke

The following individuals were also in attendance:
David Arndt, Jr., Zoning/Code Enforcement Officer
Michelle Brummer, Gannett Fleming, Comp Plan Updates
Isaac Wakefield, Attorney of Salzmann, Hughes, P.C.

2. PUBLIC COMMENT ON AGENDA ITEMS

Mr. Wilke questioned why he is asked to abstain from voting on plans that he is an adjoining property owner of? Mr. Wakefield will provide a memo to Mr. Arndt for the next meeting explaining this issue.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 7/1/2021, for adoption.

Mr. Klunk made a motion, which was seconded by Mr. Wilke, to adopt the Regular Meeting Minutes for June 3, 2021.
Vote: 5-0

SALDO Report was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

- **Arrow's Pointe – Preliminary Plan**

John Runge, of Gordon L. Brown & Associates, Inc. was present to discuss the plan. Mr. Runge started the conversation by saying after some conversations during a recent meeting with the Township Zoning Officer and the Township Engineer regarding the street names, the name of the development has been changed from Arrows Pointe to Eagles Rock.and the street named Tomahawk Lane is now called Redstone Lane. Mr. Runge stated that a section of street has been revised due to eliminating cul de sacs. There was discussion regarding 3 waivers that are being requested. The waivers are from Sections 135-34, to not require sidewalks along RT 116, Section 135-35, to not require curb or shoulder widening along RT 116, and 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 & Recreation Practitioner. The Commission reviewed the submitted parks and recreation report and showed support for the waiver request however the Commission would like to table the submitted waiver requests and plan action until Adams County has a chance to review the revised plan.

- **Chapel Meadows – Preliminary Plan**

Harry McKean, of New Age Builders was present to discuss the plan. There was some discussion regarding the email acknowledgement from PennDot stating they support the developer not installing

curb and sidewalk along Edgegrove Road and Oxford Avenue. The Commission agreed that the acknowledgement satisfies the previous request of receiving something in writing from PennDot.

Mrs. Gouker made a motion, which was seconded by Mr. Strevig, to accept the email as a document stating PennDot is in favor of not requiring curb and sidewalk along Edgegrove Road and Oxford Avenue however, a walking trail will be installed for public use instead of sidewalk.
Vote: 4-0

The Fiscal Impact Analysis was reviewed by the Commission. Mr. McKean went over the report and gave examples of the types of houses that will be built within the Chapel Meadow.

Mrs. Gouker made a motion, which was seconded by Mr. Wilke, to accept the Fiscal Impact Analysis as written.
Vote: 4-0

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 will put together an official packet showing the accurate results of the survey for the October 7, 2021 meeting.

- **Conewago Township Planning Commission Bylaws**

The Commission reviewed the bylaws. The bylaws stat the Commission shall have a Chairperson, a Vice-Chairperson and a Secretary. The Commission will appoint a Secretary at their October 7, 2021.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to approve the Conewago Township Planning Commission Bylaws as written.
Vote: 4-0

- **Act 65 of 2021 – New Requirements for Meeting Agendas**

Meeting agendas must now be posted on the website as well as posted in the township lobby. Agenda items for action cannot be added less than 24 hours of the meeting.

6. PUBLIC COMMENT

There was no public comment.

7. ANNOUNCEMENTS

- The Public Safety meeting – 9•15•2021 at 8:30 AM.
- The Finance & Operations meeting – 9•15•2021 at 9:30 AM.
- The Board of Supervisors meeting – 9•20•2021 at 6:30 PM.
- The Zoning Hearing Board meeting - 10•6•2021 at 6:00 PM.
- The Planning Commission meeting – 10•7•2021 at 6:00 PM.

A motion to adjourn at 7:48 PM was made by Mrs. Gouker, with the motion to adjourn seconded by Mr. Klunk.
Vote: 4-0

Respectfully submitted,

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