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

September 3, 2020

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**For the health and safety of our residents and staff, due to COVID-19 containment efforts, Conewago Township utilized teleconferencing and an electronic "joinin" meeting format to conduct this Planning Commission meeting which was hosted byTim Shultis of Salzmann Hughes, P.C., Attorneys at Law .**

## 1. COMMENCE OF THE ZOOM MEETING

The Meeting of the Planning Commission for, September 3, 2020 was called to order by Mr. Strevig at 6:00 PM via a ZOOM meeting.

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:
Tim Shultis, Township Solicitor and ZOOM meeting host
Virginia Thornton, Gannett Fleming
Brent Ramsey, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Charlotte Shaffer, Township Supervisor

There were 23 persons logged in

John Strevig opened up the meeting by reading a letter he had wrote and asked for the letter to be entered as part of the minutes.

## 2. PUBLIC COMMENT ON AGENDA ITEMS

Ellen Ryan, Steve Smith, Jean Smith, Bill Popovich and Joni Swope provided public comment with opposition of the developments on the agenda.

## 3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 8/6/2020, for adoption.

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for August 6, 2020.**
**Vote: 5-0**

## 4. SUBDIVISION AND LAND DEVELOPMENT

- **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 second entrance. Mr. Funke and the Township Engineer are to set an additional meeting with each other to discuss options for the second entrance. It was anticipated that Mr. Funke will submit a revised plan for the October planning commission meeting.
**Mr. Neiderer made a motion, which was seconded by Mr. Wilke, to table the Preliminary/Final Plan until the October planning commission meeting.**
**Vote: 5-0**

- **Oxford Avenue – Sketch Plan**

John Holmes, of Hanover Land Services, Inc. was present to discuss the sketch plan. There was discussion regarding the Traditional Neighborhood Development (TND) overlay that is permitted within the R-1 Suburban Residential Zone.

The Planning Commission wants the Board of Supervisors to know that they do not support the Sketch Plan as a Traditional Neighborhood Development as presented.

No action taken

■ **Arrows Pointe - Preliminary Subdivision Plan**

Jon Andrews, of McNess, Wallace & Nurick, LLC, introduced himself and noted that they have received the comments from the Township Engineer as well as the Adams County comments and understand they need to address several comments and are not asking for any approvals at this time. Mr. Andrews noted they are requesting the plan be tabled to allow time for them to address the comments received. Mr. Andrews advised the Planning Commission that a time extension request was submitted earlier in the Day extending the deadline for plan action until November 30, 2020. John Runge, Jr., of Gordon Brown Associates, Inc., introduced himself and shared the plan to show the layout of the proposed subdivision.

**Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the extension request and table the Preliminary Subdivision Plan until November 30, 2020 to allow time for the applicant to address the comments.**
**Vote: 5-0**

■ **Chapel Meadows - Preliminary Subdivision Plan**

Joan McAnall, a representative for Bare Development introduced herself and also her sister Barb Carbaugh. Ted Decker, of Group Hanover, Inc., introduced himself and presented the Preliminary Plan. Mr. Decker asked if there was any questions. The Planning Commission advised there are several comments that needs addressed.

**Mr. Wilke made a motion, which was seconded by Mrs. Gouker, to table the plan to allow the applicant to address the comments.**
**Vote: 5-0**

## 5. OTHER BUSINESS

■ **Comprehensive Plan Update**

The Planning Commission stated they have been working on revising the comp plan for the last two years and recommends the draft be completed into a final draft by the Township Engineer so the Planning Commission and Board of Supervisors can review it and determine how to move forward in getting the comp plan updated.

**Mr. Klunk made a motion, which was seconded by Mr. Wilke, to recommend to the Board of Supervisors to have the Township Engineer put the current comp plan updates into a final draft form for the Planning Commission and Board of Supervisors to review and discuss edits that may be needed.**
**Vote: 5-0**

## 6. PUBLIC COMMENT

Jean Smith, asked if there's any other way to inform the public about these meetings.

Ellen Ryan, provided comment regarding the advertisements and these meetings should be advertised within the local papers.

## 7. ANNOUNCEMENTS

- The Board of Supervisors meeting – 9•21•20 at 6:30 PM.
- The Zoning Hearing Board meeting - 10•7 at 6:00 PM.
- The Planning Commission meeting - 10•1•20 at 6:00 PM.

**A motion to adjourn at 7:32 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Klunk**
**Vote: 5-0**

Respectfully submitted,

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