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

September 5, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, September 5, 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
Alisha Gouker
Tom Klunk
Harold Hockensmith
Richard Neiderer – was absent

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

There were 6 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 8/1/2019, for adoption.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to adopt the Regular Meeting Minutes for August 1, 2019.
Vote: 4-0

The 7/15/2019 Board of Supervisor's Meeting minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

Updated SALDO report was acknowledged.

- **Centennial Acres – JA Myers Builders - Minor LDP**

The Township Engineer provided a general overview of their comments. The Planning Commission has some concerns with the alignment of the proposed Eisenhower Drive Extension. The planning Commission would like the developer to get further indication of the concept approvability from PennDOT for the new residential driveways before the Township acts on the plan. Mr. Arndt stated that the deadline for plan action is September 30, 2019.
Mrs. Gouker made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to table plan action until PennDOT approves the driveways and provides details on the alignment of the Eisenhower Drive Extension and recommends the Board of Supervisors to approve a 90 day time extension for plan action by the Board of Supervisors.
Vote: 3-0, with Mr. Klunk recusing himself from the vote.

- **Smith's Specialized Automotive, LLC – Preliminary/Final LDP**

Tony Smith, a representative for Smith's Specialized Automotive, LLC was present to discuss a waiver request that was submitted to the Township requesting a waiver from Section 135-43.E – Landscape Screening, to not require trees to be place on berms. Deb Musselman, Adams County Conservation District sent an email to the Township commenting about the placing trees on berms with the caution/concern for the integrity of the basin berm once the tress get larger could be blown over resulting in a potential embankment failure.
Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request and to not require landscape screening on the berm area of the basin.

Vote: 4-0

■ **Mavis Discount Tire – 1324 Carlisle Pike – Preliminary/Final Plan**

The Township Engineer provided a brief overview of their comments. There was some discussion regarding the holding tank and the pipe sizing (for a new tap) for the proposed fire hydrant. A waiver request from Section 76-18 – Rate Controls, was submitted requesting a waiver to allow the freeboard in the blocked principal spillway condition to be less than 1foot and allow it to be .89'.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to approve the waiver request from Section 76-18 – Rate Controls, to allow the freeboard in blocked principal spillway condition to be less than 1' and be .89'.
Vote: 4-0

Mr. Klunk made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to conditionally approve the plan contingent on addressing the Engineers comments and the remaining technical issues.
Vote: 4-0

4. OTHER BUSINESS

■ **Estate of Nadine Klunk - Rezoning of the 5 properties from A-Agricultural to R1-Suburban Residential**

Barb advised the Planning Commission that the Board of Supervisors approved the rezoning of the 5 properties.

■ **South Hills Golf Club – Reverse Subdivision (Penn Township)**

The Planning Commission acknowledged the revers subdivision plan for the South Hills Golf Club. The improvements are located within Penn Township and does not affect the portion within Conewago Township.

Mr. Klunk made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to defer the reviews and approvals to Penn Township, given the lack of improvements in the Township portion of the project parcel.
Vote: 4-0

■ **Comprehensive Plan Update**

Mr. Arndt advised the board that staff continues to insert the edits for the final draft.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- The Board of Supervisors meeting – 9•16•19 at 6:30 PM.
- The Zoning Hearing Board meeting - 10•2•19 at 6:00 PM.
- The Planning Commission meeting - 10•3•19 at 6:00 PM.

A motion to adjourn at 6:38 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mrs. Gouker
Vote: 4-0

Respectfully submitted,

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