CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
November 7, 2024

NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, IN PERSON, on November 7, 2024 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 November 7, 2024 was called to order by Mrs. Gouker at 6:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

The following Planning Commission Members were in attendance:
Alisha Gouker, Chairperson
John Strevig, Vice Chairperson
Tom Sheaffer
Tom Klunk
Phyllis Neiderer

The following individuals were also in attendance:
David Arndt, Jr., Township Manager/Zoning Officer
Ted Brilhart, Township Engineer, Keller Engineers, Inc.

There were 2 people in the audience.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from October 3, 2024, for adoption.
Mr. Sheaffer made a motion, which was seconded by Ms. Neiderer, to approve the October 3, 2024 regular meeting minutes as written. Vote: 5-0

- SALDO Report dated October 10, 2024 was acknowledged.
- The email from Jodie Tierney was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

■ **Dennis Stem, 3567 Centennial Road – Minor Subdivision Plan**
Scott Gunnet, of Hanover Land Services, was in attendance to discuss the plan. Mr. Gunnet discussed the Township Engineer's review letter dated October 21, 2024 with the board.

Mr. Strevig made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors for conditional approval for the Minor Subdivision Plan, with the comments in the Township Engineers letter dated October 21, 2024 being satisfied. Vote: 5-0

■ **Maitland Investment Corporation, 240 Narrow Drive – Final Subdivision Plan**
Scott Gunnet, of Hanover Land Services, was in attendance to discuss the plan. Mr. Gunnet discussed the Township Engineer's review letter dated October 21, 2024 with the board. Mr. Arndt advised the board that the plan was submitted as a Final Plan however, the Township requires a Preliminary Plan to be submitted before a Final Plan. The project is also in Penn Township, York County and they may require the plan to be submitted as a Final Plan. Mr. Arndt recommended the board to make a recommendation to the Board of Supervisors to approve a waiver request to allow the plan to be submitted as a Final Plan if that's what Penn Township is requesting the plan to be.

Mr. Klunk made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve a waiver request from Section 135-16, to allow the plan to be submitted as a Final Subdivision Plan, if needed. Vote: 5-0

Mr. Sheaffer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors for conditional approval for the Final Subdivision Plan, with the comments in the Township Engineers letter dated October 21, 2024 being satisfied. Vote: 5-0

5. OLD BUSINESS

Mr. Arndt mentioned the Township is still working on revising the SALDO and Zoning Ordinances and hope to have the revisions adopted in 2025.

6. NEW BUSINESS

No discussion

7. PUBLIC COMMENT

There was no public comment

8. ANNOUNCEMENTS

- Public Safety meeting – 11.13.2024 at 8:30 AM
- Finance & Operations meeting – 11.13.2024 at 9:30 AM
- Board of Supervisors Workshop meeting – 11.18.2024 at 5:00 PM
- Board of Supervisors Regular meeting – 11.18.2024 at 6:30 PM
- Zoning Hearing Board meeting – 12.4.2024 at 6:00 PM
- Planning Commission meeting – 12.5.2024 at 6:00 PM

A motion to adjourn at 6:22 PM was made by Mr. Sheaffer, with the motion to adjourn seconded by Mr. Klunk. Vote: 5-0

David Arndt, Jr.
Township Manager/Zoning Officer