CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
August 7, 2025

1. COMMENCE OF THE REGULAR MEETING

The Meeting of the Planning Commission for August 7, 2025 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
Tom Sheaffer, Vice-Chairperson
Phyllis Neiderer
Tom Klunk
Jeffrey Meckley

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

There were 8 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 May 1, 2025, for adoption.
Tom Sheaffer made a motion, which was seconded by Phyllis Neiderer, to approve the May 1, 2025 meeting minutes as written. Vote: 5-0

• SALDO Report dated July 29, 2025 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

■ **Divert - 444 Oxford Avenue – Land Development Plan**
Representatives for Divert were present to discuss the plan. After discussion regarding the outstanding Township Engineer's comment letter dated August 5, 2025 and the waiver requests, the planning commission acted on both.
Tom Klunk made a motion, which was seconded by Jeff Meckley to recommend to the Board of Supervisors to approve the waiver request from Section 135-16, to allow the plan to be submitted as a Preliminary/Final Plan. Vote: 5-0

Tom Klunk made a motion, which was seconded by Tom Shaeffer to recommend to the Board of Supervisors to approve the waiver request from Section 135-34.A.(3), to not require sidewalks along Oxford Avenue. Vote: 5-0

Tom Klunk made a motion, which was seconded by Jeff Meckley to recommend to the Board of Supervisors to approve the waiver request from Section 135-35.A(1), to not require curbing along Oxford Avenue. Vote: 5-0

Tom Shaeffer made a motion, which was seconded by Phyllis Neiderer to recommend to the Board of Supervisors to approve the waiver request from Section 76-18.G.(2), to allow the storm sewer pipes to be less than 0.5% in slope. Vote: 5-0

Tom Klunk made a motion, which was seconded by Tom Shaeffer to recommend to the Board of Supervisors for conditional approval of the Land Development Plan with the condition that all the comments on the Township Engineer review letter dated August 5, 2025 are addressed. Vote: 5-0

5. OLD BUSINESS

No discussion

6. NEW BUSINESS

No discussion

7. PUBLIC COMMENT

Carol Wollering Lahner commented through Facebook Livestream asking if there will be turning lanes installed on Oxford Avenue for the trucks entering the plant? The developer stated that there will be a turning lane installed on Oxford Avenue for the trucks entering the facility.

No other public comment was received.

8. ANNOUNCEMENTS

- Public Safety meeting – 8.13.2025 at 8:30 AM
- Finance & Operations meeting – 8.13.2025 at 9:30 AM
- Board of Supervisors Workshop meeting – 8.18.2025 at 5:00 PM
- Board of Supervisors Regular meeting – 8.18.2025 at 6:30 PM
- Zoning Hearing Board meeting – 9.3.2025 at 6:00 PM
- Planning Commission meeting – 9.4.2025 at 6:00 PM

A motion to adjourn at 6:30 PM was made by Tom Klunk, with the motion to adjourn seconded by Tom Sheaffer. Vote: 5-0

David Arndt, Jr.
Township Manager/Zoning Officer