

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

September 7, 2017

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, 2017 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
Tom Klunk
Zach Brillhart
David Barnhart

The following individuals were also in attendance:

Eric Mains, Gannett Fleming – Township Engineer
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Barb Krebs, Township Manager

There were 3 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 8/3/2017, for adoption.

Mr. Barnhart made a motion, which was seconded by Mr. Brillhart, to adopt the Regular Meeting Minutes for August 3, 2017.

Vote: 3-0

The 7/17/2017 Board of Supervisor's Meeting draft minutes were acknowledged.
Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **J.A. Myers Inc. - Linden Commons – Preliminary/Final Plan – corner of Linden & Maple**
Doug Barmoy, a representative from Hanover Land Services was present to discuss the plan. Eric Mains went over his comments in general with the board. Mr. Mains stated there are a few minor issues that can be corrected prior to the Board of Supervisors meeting. Mr. Arndt stated that the Township Maintenance Manager, Scott Small looked at the street restoration area for the utilities. Mr. Small stated to staff that he would like to see the restoration area go to the center of the street or to the nearest seam outside of the restoration area. Mr. Barmoy stated that he would bring the suggestion to the attention of the developer. Mr. Arndt also asked about the Sewer Easement Agreement and inquired if it was being finalized. Mr. Barmoy stated that he will provide a copy to the Township so the Township Authority Solicitor can review it. Derek Higgs, 600 Linden Avenue was present and asked if there were any results from the developer regarding his concerns with no buffer between the properties. Mr. Barmoy stated that the developer would be in contact with Mr. Higgs.

The conditions that remain to be met currently are:

1. Waiver granted for the plan to be submitted as Preliminary/Final should be shown on the plan.
2. The restoration area shall be to the center line of Linden Ave or the nearest seam outside of the restoration area, the note should be added to the plan.
3. The developer's checklist shall be submitted to the sewer authority engineer for review of any changes to the proposed sewer changes.
4. Add seals and certifications to the plan.
5. Final review of the performance bond for Public Improvements surety posting.
6. Adding the disclaimer on the plan regarding the Karst geology.

Mr. Brillhart made a motion, which was seconded by Mr. Barnhart to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Plan.

Vote: 3-0

■ **Precision Cut Industries – Preliminary/Final Plan – 60&84 Ram Drive**

A letter dated September 7, 2017 was submitted by Jeffrey Shyk, K&W Designing Environments asking for the Final Land Development Plan be tabled (at the next BOS meeting) and a time extension request for 90 days be granted to allow the owner to resolve the access issues to the private right-of-way of South Jefferson Street with Hanover Borough.

Mr. Barnhart made a motion, which was seconded by Mr. Brillhart to recommend to the Board of Supervisors to approve the request to table the plan and approve a 90 day time extension.

Vote: 3-0

4. OTHER BUSINESS

■ **Comprehensive Plan Update**

Mr. Arndt stated that will be meeting with Mr. Brillhart on September 12, 2017 to give him the information the staff has gathered so he can make the edits to the draft.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 9•18•17 at 7:00 PM.
- ▶ The Zoning Hearing Board - 10•4•17 at 6:00 PM.
- ▶ The Planning Commission meeting - 10•5•17 at 6:00 PM.

A motion to adjourn at 6:21 PM was expressed by Mr. Brillhart, the motion to adjourn was seconded by Mr. Barnhart.

Vote: 3-0

Respectfully submitted,

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