

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

January 3, 2019

1. RE-ORGANIZATIONAL MEETING

The Re-Organizational Meeting of the Planning Commission for January 3, 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

David Barnhart

Tom Klunk

Harold Hockensmith

Dick Neiderer, Vice Chair Person - Absent

The following individuals were also in attendance:

Eric Mains, Township Engineer, Gannett Fleming

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

Barb Krebs, Township Manager

There was 2 persons in the audience

Nominations meeting of Planning Commission was called to order at 6:00PM

The presiding chairman yielded to Dave Arndt to conduct the initial nominations for Chair.

Administrator Dave Arndt called for nominations for Chairman.

Mr. Barnhart made a motion, of which was seconded by Mr. Klunk, to nominate Mr. Strevig to be the Chairman of the Planning Commission.

Vote: 4-0

The meeting was handed over by Dave Arndt to appointed Chairman Mr. Strevig who then called for nominations for Vice-Chairman.

Mr. Barnhart made a motion, of which was seconded by Mr. Klunk, to nominate Mr. Neiderer to be the Vice-Chairman of the Planning Commission.

Vote: 4-0

Nominations meeting closed at 6:02 PM

2. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for January 3, 2019 was called to order by Mr. Strevig at 6:02 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 12/6/2019, for adoption.

Mr. Hockensmith made a motion, which was seconded by Mr. Barnhart, to adopt the Regular Meeting Minutes for December 6, 2019.

Vote: 4-0

The 11/19/2018 Board of Supervisor's Meeting were acknowledged.

Updated SALDO report was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

■ Estate of Nadine Klunk – 5955 Hanover Road – Consideration of a zoning change for the Klunk Farm.

There was no one in attendance to represent the Estate of Nadine Klunk. The Planning Commission held a discussion about the possibility of a zoning district change and expressed their willingness to support the proposal of rezoning the parcel to the west side of the floodplain to R-1 Suburban Residential and the portion of the parcel that is within the floodplain to remain at its current zoning of A – Agricultural. The Planning Commission reviewed a preliminary list of points to consider for the rezoning of the parcel, as provided by the Township Engineer.

The Planning Commission also expressed interest in possibly including neighboring parcels in the area that are adjacent to developed areas and supporting infrastructure, to provide for possible future development in lieu of other areas that would require extension of services and utilities.

The Township has not officially received a written request to the Board of Supervisors for the rezoning of this parcel. Once the Township receives an official request, it will go before the Board of Supervisors for review/discussion and action.

■ Precision Cut Industries, Inc. – 115 Ram Drive – Preliminary/Final LDP

Gerry Funke, of Group Hanover, Inc. was present to discuss the plan. The Township Engineer reviewed his remaining comments from the last revised plan. The outstanding items are as follows; Approval of an NPDES Permit, public improvements bond estimate for review, and a field inspection of the metal outfall pipe.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final LDP conditioned on resolving the remaining outstanding issues as outlined in the December 27, 2018 Engineer's report.

Vote: 4-0

5. OTHER BUSINESS

■ Comprehensive Plan Update

There were no updates discussed beyond future scheduling of the remaining sections.

■ Zoning/Code Year-end Report

Mr. Arndt provided a copy of a report showing the activities for Land Development Plan's, Zoning Hearings, Violation Notices, Building Permits and U&O's given for the year of 2018.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the year-end report provided by Mr. Arndt.

Vote: 4-0

■ Airbnb's and Boardinghouses

There was a question by a PC member asking if the Township is aware of these "Airbnb's". Mr. Arndt did research and reported that these types of homes are addressed in the Township Ordinance Section 155-61 Boardinghouses. Boardinghouses are permitted by Special Exception in the R-3, MU and VC Zoning Districts. Someone wanting to open one of these homes would need to apply for a Special Exception by the Zoning Hearing Board and meet the requirements of the ordinance.

■ Weed Ordinances vs Stormwater Management Designs

A letter was received by the Township from the Adams County Conservation District asking Municipalities to have their Planning Commissions review their current regulations pertaining to vegetative nuisances to allow the use of native vegetation for storm water management purposes. Mr. Arndt stated that Conewago Township Ordinance 52-1 allows flexibility in the ordinance to allow ornamental plants and those plants with "special purposes".

6. PUBLIC COMMENT

There were no comments

7. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 1•21•19 at 6:30 PM.
- ▶ The Zoning Hearing Board - 1•9•18 at 6:00 PM.
- ▶ The Planning Commission meeting - 2•7•18 at 6:00 PM.

A motion to adjourn at 6:50 PM was made by Mr. Barnhart, with the motion to adjourn seconded by Mr. Klunk.

Vote: 4-0

Respectfully submitted,

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