

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

August 1, 2019

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, August 1, 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
Richard Neiderer
Tom Klunk
Harold Hockensmith
Alicia Gouker – was absent

The following individuals were also in attendance:

Virginia Thornton, Gannett Fleming
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Barb Krebs, Township Manager
Tim Shultis, Township Solicitor

There were 12 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 7/11/2019, for adoption.

Mr. Hockensmith made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for July 11, 2019.

Vote: 4-0

The 6/17/2019 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**

There was no discussion

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

Josh Smith and Tony Smith representatives for Smith's Specialized Automotive, LLC were present to discuss the plan. There was some discussion about the 3 new waiver requests that were submitted. They are as follows;

1. Waiver request from Section 135-32.U, requiring oversized parking space with drive-through capability
Mr. Neiderer made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to approve the waiver request to not require an oversized drive-through capability.

Vote: 4-0

2. Waiver request from Section 135-43.D, requiring a combination of landscaping trees

Mr. Klunk made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to approve the waiver request to not require a combination of landscaping trees and allow only one type of tree.

Vote: 4-0

3. Waiver request from Section 76-26.C.(3), requiring minimum pipe size of 15 inches Virginia Thornton, Gannett Fleming stated the Stormwater Management Plan for this project has not been reviewed yet and could not recommend approving this waiver at this time. Action on this waiver was tabled until the Stormwater Management Plan is reviewed by the Township Engineer.

Mr. Neiderer made a motion, which was seconded by Mr. Hockensmith, to recommend to the Board of Supervisors to approve the waivers request for Section 135-32.U and Section 135-43.D and to approve the Preliminary/Final Land Development Plan with the condition that all of the Engineer's comments are satisfied.

Vote: 4-0

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

There was no discussion

4. OTHER BUSINESS

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

Mr. Strevig started the discussion by pointing out key points of the current Comprehensive Plan which included growth pattern of development, encouraged in-fill development, minimizing sprawl around adjacent boroughs and townships, availability of utilities. Mr. Strevig also stated the properties have access to the Plum Creek Park and are aligned with the proposed bypass.

Tim Shultis, Township Solicitor was present due to discussion about spot zoning at the July 11, 2019 Planning Commission meeting. Mr. Shultis explained to the board that if rezoning occurs and the Murren Farm is left alone, it creates an island of property and could potentially be "spot zoning". Mr. Neiderer asked the Township Solicitor if the Murren Farm was excluded from the rezoning at this time, could their property be rezoned at a later date? Mr. Shultis explained that if the current Board of Supervisors voted to rezone the other 4 properties at this time, a new board may elect to not rezone the Murren Farm later, if requested. Mr. Shultis also addressed the concern about property taxes going up if a rezoning of the property were to occur. Mr. Shultis advised that the Adams County Tax Assessment Office takes the position that a rezoning does not trigger a reassessment but that zoning does have an indirect effect on property values in general. Mr. Neiderer asked Mr. Shultis, if the Township receives a request to rezone a property, does the Township have to? Mr. Shultis said no. Mr. Neiderer stated he does not agree with increasing the R1 Zoning District at this time.

Ted Bortner, 59 Sterling Drive was present and stated that when the current Comprehensive Plan was adopted in 2008, it was recommended then to rezone properties along Oxford Avenue to R1-Suburban Residential. The properties were rezoned and have yet to be developed. He is not in favor or opposed to the rezoning, however he just wants the board to realize how many acres are currently in the R1 Zoning District and for rezoning to occur in conjunction with the updated comprehensive.

Mr. Hockensmith made a motion, which was seconded by Mr. Klunk, to go with their original recommendation to the Board of Supervisors and recommend the 5 parcels be rezoned from A-Agricultural to R1-Suburban Residential except for the part of land located East of the existing driveway for the Klunk property which the Planning Commission is recommending that part remain in the A-Agricultural Zoning District.

Vote: 3-1 Mr. Neiderer opposed

■ **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 – 8•19•19 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting - 9•4•19 at 6:00 PM.
- ▶ The Planning Commission meeting - 9•5•19 at 6:00 PM.

A motion to adjourn at 7:42 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Klunk

Vote: 4-0

Respectfully submitted,

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