

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

October 3, 2019

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**1. COMMENCE OF REGULAR MEETING**

The Regular Meeting of the Planning Commission for, October 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  
Richard Neiderer, Vice Chair  
Alisha Gouker  
Tom Klunk

The following individuals were also in attendance:

Eric Mains, Gannett Fleming (arrived at 6:07 PM)  
David Arndt, Jr., Zoning/Code Enforcement Officer/BCO  
Barb Krebs, Township Manager

There were 5 persons in the audience

**2. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 9/5/2019, for adoption.

**Mrs. Gouker made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for September 5, 2019.**

**Vote: 4-0**

The 8/19/2019 Board of Supervisor's Meeting minutes were acknowledged.

**3. SUBDIVISION AND LAND DEVELOPMENT**

Updated SALDO report was acknowledged.

■ **Centennial Acres – JA Myers Builders - Minor Subdivision Plan**

Bob Sharrah, of Sharrah Design Group, Inc. was present to discuss the Minor Land Development Plan. Mr. Sharrah stated that PennDot will not issue the driveway permits until the Township approves the Minor Land Development Plan. After some discussion, the planning commission is recommending a note be added to the plan stating that once the Minor Subdivision Plan is approved by the Township, the owner shall receive all driveway permits and approvals from PennDot prior to building permits being issued for the new homes. Mr. Sharrah acknowledged the request to have the note added and will submit a revised plan. Mr. Arndt stated the Board of Supervisors at their September 16, 2019 regular meeting approved a request for an extension for plan action until December 31, 2019.

No action taken.

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

Bob Sharrah, of Sharrah Design Group, Inc. was present to discuss the Preliminary/Final Land Development Plan. Mr. Sharrah acknowledged that the Township continues to work on the holding tank ordinance and that he is currently working with the Township Engineer and Hanover Borough regarding the water. Once those items are worked out, Mr. Sharrah will submit a revised plan. Mr. Arndt stated that an extension for plan action was approved by the Board of Supervisors for an October 31, 2019 deadline. Mr. Sharrah stated he would submit a time extension request before the October 21, 2019 Board of Supervisors meeting so they can take action on the request.

No action taken.

■ **May M. Martin Estate – Dakota Drive & Sunday Drive**

Ted Decker, a Representative from Group Hanover Inc., was present to discuss the plan. Mr. Decker stated the lot lines are not changing from the Subdivision Plan recorded in 1995 and 1998. The purpose of the plan is to have an updated plan on file with the current Zoning District of R-1 Suburban Residential. Leona Murren, 71 Sunday Drive, was present and provided some historical perspective regarding the property from when her father owned it. She was concerned about the private drive remaining open for the current residents that use the private alley to access their driveways. The Planning Commission advised Ms. Murren that the private alley would remain open (as it is noted on other recorded plans). Ms. Murren also stated she was concerned about the new residence crossing her lot and would like to see a fence erected between her property and Lot 3 and Lot 5. The commission advised there is a note on the plan stating a fence would be erected along the property line. L. Heininger was present to discuss the plan. She was in attendance on her dad's behalf who is the potential buyer of Lot 3. Ms. Heininger asked to see the plan and asked the commission if they see any issues with the plan being approved or if there was any questions or concerns with the plan. The commission advised her that they will make a recommendation and that the Board of Supervisors will ultimately approve or deny the proposal. Mr. Mains indicated that given the discussion at the meeting, he would refine the review letter prior to the Board of Supervisors meeting.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request and allow the plan to be submitted as a Preliminary/Final Plan.**

**Vote: 4-0**

**Mr. Neiderer made a motion, which was seconded by Mrs. Gouker, to recommend to the Board of Supervisors to conditionally approve the Preliminary/Final Plan.**

**Vote: 4-0**

**4. OTHER BUSINESS**

■ **Comprehensive Plan Update**

Mr. Arndt advised the commission that staff continues to work on the edits for the final draft as time and resources allow.

**5. PUBLIC COMMENT**

There were no comments

**6. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting – 10•21•19 at 6:30 PM.
- ▶ The Zoning Hearing Board meeting - 11•6•19 at 6:00 PM.
- ▶ The Planning Commission meeting - 11•7•19 at 6:00 PM.

**A motion to adjourn at 6:54 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