

CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
January 5, 2023

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on January 5, 2023 at 6:00 pm at the Conewago Township Municipal Building, 541 Oxford Avenue, Hanover, PA 17331. For the convenience of the public who cannot attend the meeting in person, the meeting will also be livestreamed through Facebook. Please see the Township’s website for the Facebook user name and URL. The agenda for the meeting will be posted to the Township’s website, www.conewagotwp.us.*

1. COMMENCE OF THE REGULAR MEETING

The Re-Organizational Meeting of the Planning Commission for January 5, 2023 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
Alisha Gouker, Vice-Chair Person
Richard Neiderer
Thomas Sheaffer
Thomas Klunk

The following individuals were also in attendance:

Nathan Simpson, C.S. Davidson, Inc., Township Engineer
David Arndt, Jr., Township Manager/Zoning Officer

There was 3 person in the audience

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

The presiding Chair Person yielded to Township Manager David Arndt, Jr. to conduct the initial nominations for Chair Person. Township Manager David Arndt, Jr., called for nominations for Chair Person.

Mr. Strevig made a motion, of which was seconded by Mr. Klunk, to nominate Mrs. Gouker to be the Chair Person of the Planning Commission.

Vote: 5-0

The meeting was handed over by Township Manager David Arndt, Jr., to appointed Chair Person, Mrs. Gouker who then called for nominations for Vice-Chair Person.

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

Vote: 5-0

Chair Person, Mrs. Gouker then called for nominations for Secretary.

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

Vote: 5-0

Meeting closed at 6:02 PM

Mrs. Gouker opened the regular meeting of the Planning Commission.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 12/1/2022, for adoption.

Mr. Sheaffer made a motion, which was seconded by Mr. Strevig, to approve the December 1, 2022 regular meeting minutes written.

Vote: 5-0

- SALDO Report dated December 27, 2022 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

■ Miller Chemical – 120 Radio Road – Land Development Plan

Gerry Funke, of Group Hanover, Inc., was present to discuss the plan. Mr. Funke is requesting two waivers. A waiver from Section 135-32.S.(6), for interior landscaping for parking areas, and Section 135-43.E.(3).(a)., to not require the 15 foot spacing due to power lines located in this area.

Mr. Sheaffer made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-32.S.(6), to not require interior landscaping in the parking area.

Vote: 5-0

Mr. Strevig made a motion, which was seconded by Mr. Sheaffer, to recommend to the Board of Supervisors to approve the waiver request from Section 135-43.E.(3).(a)., to not require the trees to be a minimum of 15 foot spacing due to power lines in this area.

Vote: 5-0

Mr. Strevig made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors for conditional approval of the Miller Chemical, 120 Radio Road, Land Development Plan.

Vote: 5-0

■ UQF Holdings, Inc. – 380 Race Horse Road – Subdivision Plan

The Planning Commission acknowledged they did not receive Adams County Office of Planning comments and there was no one in attendance to represent the plan.

Mr. Strevig made a motion, which was seconded by Mr. Neiderer, to table the plan until the February 2, 2023 Planning Commission meeting.

Vote: 5-0

5. OTHER BUSINESS

■ Comprehensive Plan Update

Kevin Fox, of Gannett Fleming was present to discuss the revision of the comprehensive plan draft. Mr. Fox provided details for the latest draft and advised the board that the next step would be to advertise for a public hearing to be held at the beginning of the February 2, 2023 Planning Commission meeting.

Mr. Strevig made a motion, which was seconded by Mr. Sheaffer, to advertise a public hearing for the comprehensive plan update, to be held at the beginning of the February 2, 2023 Planning Commission meeting.

Vote: 5-0

6. NEW BUSINESS

No new business was discussed.

7. PUBLIC COMMENT

Kathy Hertz McMaster made a comment on Facebook asking the Planning Commission members to speak louder for the Facebook Livestream.

8. ANNOUNCEMENTS

- ▶ Public Safety meeting – 1.11.2023 at 8:30 AM.
- ▶ Finance & Operations meeting – 1.11.2023 at 9:30 AM
- ▶ Board of Supervisors workshop meeting – 1.16.2023 at 5:30 PM.
- ▶ Board of Supervisors meeting – 1.16.2023 at 6:30 PM.
- ▶ Zoning Hearing Board meeting – 2.1.2023 at 6:00 PM.
- ▶ Planning Commission meeting – 2.2.2023 at 6:00 PM.

A motion to adjourn at 6:49 PM was made by Mr. Sheaffer, with the motion to adjourn seconded by Mr. Neiderer.

Vote: 5-0

Respectfully submitted,

David Arndt, Jr.

Township Manager/Zoning Officer