

**CONEWAGO TOWNSHIP BOARD OF SUPERVISORS**  
**541 OXFORD AVENUE**  
**HANOVER, PA 17331**

Solicitor Lee Stinnett started the meeting with the two public hearings.

**1. Parcels from R-1 to Suburban Residential to I- Industrial Zoning District.**

The floor was open for public comment.

Ted Evgenics of 2098 Long Level Road, Wrightsville, PA 17368 with the Susquehanna River Association, urges the Board of Supervisors to vote no. Teds concerns are with taking farmland away that we will never get that back once developed and the water quality is going to go down.

Ricky Hoke of 174 Sherry Drive, McSherrystown, PA 17344 – Ricky is concerned about the sewer backing up and if we allow more homes, what about the water treatment plant. If a new plant has to be built or added, who is going to pay for it? Ricky also mentioned about when Rte 116 flooded earlier this year because there was no place for the water to go. Ricky votes no.

Robert Miller of 1376 Frederick Pike, Hanover, PA 17331 – Bob mentioned about the land already being zoned residential. Bob says to make it industrial as it will be much less run off and it will be easier on the schools. Bob votes that we change it to industrial.

Steve Smith of 509 Church Street, Hanover, PA 17331 – Steve is against any residential or industrial to be built. Steve feels that these parcels should go back to agricultural.

Tom Weaver of 174 Panther Drive, Hanover, PA 17331 – Concurs with Steve Smith. Tom feels that the west side of Oxford Avenue should be agricultural for a buffer and the east side be industrial. Tom Weaver stated that if this is done then a lot of research should be done and look into the SALDO.

Sharon Hershey of 303 Oxford Avenue, Hanover, PA 17331 – Sharon feels that the township will make a change of the land in any way to make money.

Muhammad Ashraf of 255 Puma Drive, Hanover, PA 17331 – Muhammad is for the change. Muhammad feels it will bring more jobs to the area and will lower taxes.

Ellen Ryan of 36 Franklin Drive, McSherrystown, PA 17344 – Ellen is against the change. Ellen says it is outrageous and makes no sense to change. Ellen said that it makes sense for the developer because the developer wants to make a return on his investment. Ellen said that Oxford Avenue is not safe now.

Bill Popovich of 36 Franklin Drive, McSherrystown PA 17344 – Bill is against the change. Bill said this is a hostile environment.

Jeff of 1044 Hostetter Road, Hanover PA 17331 – Jeff provided numbers showing the impact on the school district. Jeff has asked that the Board of Supervisors take this into consideration when they make their decision.

Mark Swear of 479 Providence Drive, McSherrystown, PA 17344 - Mark asked the question about industrial. Can anything be built there? Solicitor Lee Stinnett advised Mark that there are certain guidelines that need to be followed.

Kevin Little of 956 Edgegrove Road, Hanover, PA 17331 is against the build. He wants to keep it the way it is.

Joni Swope of 386 Church Street, Hanover, PA 17331 - Joni mentioned that a decision does not have to be made right now, that this could be tabled for further review. Joni stated that putting industrial close to residential causes problems.

No other public comment for this hearing so it was closed.

**2. Public Hearing – Amending Official Zoning Map – Parcels from A- Agriculture to R-1 Suburban Residential Zoning District.**

Tom Weaver of 174 Panther Drive, Hanover, PA 17331 – Tom thinks the township is spot zoning and is willing to challenge this in the court of law. Tom feels this land should remain agricultural.

Ricky Hoke of 174 Sherry Drive, McSherrystown, PA 17344 – Ricky Hoke is asking who wants to make the change. Ricky Hoke is concerned about the crime that may come with the building of a housing development. Ricky Hoke states that we will have more truck traffic if we change to industrial which means more road damage. Ricky Hoke wants to know who is paying for that.

Estelle King of 2596 Hanover Pike, Hanover, PA 17331 – Estelle King’s concern is we have no reserve of water and what happens to the land down the road of built homes. Will they have to buy water?

Jeff of 1044 Hostetter Road Hanover, PA 17331 – Jeff provided tax figures regarding residential verses industrial and mentioned the impact on the school district.

William Lieske of 86 Los Alamos Circle, Hanover, PA 17331 – William Lieske feels it should remain agricultural rather than changing to residential.

Muhammad Ashraf of 255 Puma Dr Hanover, PA 17331 – Mahammad Ashraf is in favor of changing the zoning to residential.

Bill Popovich of 36 Franklin Dr McSherrystown, PA 17344 – Bill Popovich feels that this should be tabled.

Ellen Ryan of 36 Franklin Dr. McSherrystown, PA 17344 – Ellen Ryan feels that the same builder is BBQing the land. Ellen Ryan feels that the Township should be transparent. Ellen Ryan feels that all documents should be on the website and that the Township should get up to date.

Joni Swope of 386 Church St. Hanover, PA 17331 – Joni Swope said we should not let the greed of developers take over.

**BOARD OF SUPERVISORS REGULAR MEETING SEPTEMBER 19, 2022**

Chair Charlotte Shaffer called the meeting to order at 7:29 p.m. The meeting began with the Pledge of the Flag and followed by a moment of silence.

The following Supervisors were in attendance:

Charlotte Shaffer	Louann Boyer	Thomas Klunk
Gene Zeyn	Don Knight (on the Phone)	

The following appointed Township professionals were also in attendance (Roll Call):

Dave Arndt, Township Manager/Zoning Officer  
Tammy Bittle, Secretary/Treasurer  
Lee Stinnett, Township Solicitor from Salzmans Hughes

Nathan Simpson of C.S. Davidson Inc.  
Gary Baumgardner, Police Chief.  
Scott Small, Maintenance Manager

The meeting was Facebook livestreamed and open to the public.

Attendance: There were approximately 27 people in the audience.

3. **Public Hearing** – Amending Official Zoning Map Parcels from R-1 Suburban Residential to I - Industrial Zoning District.

Supervisor Zeyn made Motion to table any action, seconded by Supervisor Knight.

**Denied 2-3**

Supervisor Boyer, Shaffer & Klunk voted no

Motion was given by Supervisor Boyer to approve the Amendment of the Zoning Map, seconded by Supervisor Klunk

**Approved Vote 5-0**

4. **Public Hearing** – Amending Official Zoning Map Parcels from A – Agricultural to R-1 Suburban Residential Zoning District

Supervisor Boyer made a motion to approve the Amendment of the Zoning Map, seconded by Supervisor Klunk

**Approved Vote 5-0**

5. **PUBLIC COMMENT ON AGENDA ITEMS**

None

6. **MINUTES**

Supervisor Boyer made a motion to approve the August 15, 2022 Workshop & Regular Meeting Minutes, seconded by Supervisor Klunk

**Approved Vote 5-0**

7. **COMMUNICATIONS AND INTERACTIONS**

SAVES August Report.

2022 volunteer Fire Relief Allocation Notification

Received several duplicate letters regarding the proposed zoning changes

Received letters from Joni Swope, Mike Murren and Bernadine Peen regarding proposed zoning changes

Letter received from Janice Menges regarding tenant /landlord dispute

Received acknowledgment for Hanover Borough Zoning Ordinance Amendment

Letter received from Community Media

Letter received from Kenneth Kristl of Environmental & Natural Resources & Rich Reisinger of PennDot

Letter from Bobbi Bican, previous Transportation Director for Conewago Valley School District

8. **REPORTS AND /OR COMMENTS FROM SUPERVISORS**

ADMINISTRATION –

Motion to remove Tammy Bittle from probation status and be bonded in the amount of \$200,000 for the remainder of 2022

Motion made by Supervisor Klunk, seconded by Supervisor Zeyn

**Approved Vote 5-0**

Resolution 2022-O Police Pension reduction plan

Supervisor Zeyn made motion to approve Resolution 2022-O, seconded by Supervisor Knight

**Approved Vote 5-0**

Resolution 2022-H Minimum Municipal Obligation for union & non-union pension plan

Supervisor Zeyn made a motion to approve, seconded by Supervisor Boyer

**Approved Vote 5-0**

**9. Recreation**

Supervisor Boyer asked if the application for at Cheetah Park is correct. Discussion was had.

**10. REPORT FROM SECRETARY-TREASURER**

Supervisor Boyer made a motion to approve the Secretary/Treasurer's report, seconded by Supervisor Zeyn

**Approved Vote 5-0**

Supervisor Boyer made a motion to approve the bills paid/to be paid report dated August 16, 2022 to September 19, 2022, seconded by Supervisor Zeyn

**Approved Vote 5-0**

**11. REPORTS FROM DEPARTMENTS**

**Police –**

Chief Baumgardner went over the stats in his report for the month.

Supervisor Boyer made a motion to amend the agenda, second by Supervisor Zeyn to start discussion of ordering a new police car for \$55,000.

Supervisor Boyer made motion, seconded by Supervisor Zeyn to approve Chief Baumgardner to order a vehicle for \$55,000.

**Approved Vote 5-0**

Supervisor Boyer asked how the process is coming along with the Corporal position. Chief Baumgardner stated that the test was ordered and is giving the Officers 45 days to study prior to taking the test.

**Township Solicitor**

Lee Stinnett, the Township Solicitor

Authorization for the Township Solicitor to work with the Township Manager to file an Adams County Code Enforcement action against two properties in the township for ongoing ordinance violations.

Supervisor Boyer made a motion, seconded by Supervisor Knight

**Approved Vote 5-0**

**Maintenance Department**

Maintenance Manager Scott Small advised the board that the new fire alarm system in the office building is 99% complete.

A smoke detector will be installed in the holding cell in the Police Department.

Gannett Fleming advised that the sidewalks to the grills in Plum Creek Park can be part of the grant.

Electronic Recycling is Saturday 9/24/2022 from 9am - 12pm.

**12. Manager/Zoning & Code Enforcement**

**13. Subdivision & Land Development**

Draft planning commission meeting minutes from the September 1, 2022 meeting.

**100 Blettner Avenue Land Development Plan**

Motion by Supervisor Boyer, seconded by Supervisor Knight to approve a time extension for the plan action to January 17, 2023, to allow time to satisfy the Adams County & Township Engineer comments.

**Approved Vote 5-0**

**Black Lane Yard Expansion Land Development Plan**

Motion made by Supervisor Boyer, seconded by Supervisor Knight to approve a time extension for the plan action deadline to November 22, 2022 to allow time to satisfy the Adams County & Township Engineer comments.

**Approved Vote 5-0**

**Chapel Meadows Subdivision Plan**

Motion was made by Supervisor Boyer, seconded by Supervisor Klunk to approve a time extension for the plan action deadline to December 20, 2022 to allow time to satisfy the Adams County & Township Engineers comments  
**Approved Vote 5-0**

**Barbra Martin Subdivision Plan**

Motion was made by Supervisor Klunk, seconded by Supervisor Knight for conditional approval for the Minor Subdivision Plan and Resolution 2022-M  
**Approved Vote 5-0**

**293 Blettner Avenue Land Development Plan**

Motion was made by Supervisor Knight, seconded by Supervisor Boyer to approve the Preliminary/Final Plan and Resolution 2022-N  
**Approved Vote 5-0**

**14. Zoning**

Township Manager Dave Arndt stated there will not be a Zoning Hearing held in October

**15. Township Engineer** (Nathan Simpson, C.S. Davidson, Inc.)

Motion by Supervisor Boyer, seconded by Supervisor Klunk to authorize the Township Solicitor to review the updated Stormwater Management Ordinance in preparation for adoption

**Approved Vote 5-0**

Supervisor Shaffer made motion, seconded by Supervisor Klunk to authorize the Township Engineer to prepare an application and submit to DCNR for a recreation and conservation grant.

**Approved Vote 5-0**

**16. New Business**

No new business was discussed.

**17. Old Business**

No old business was discussed.

**18. Public Comment**

None.

**MEETING SCHEDULE**

**October 6, 2022 (Planning Commission) 6:00 PM**

**October 12, 2022 (Public Safety Meeting) 8:30AM**

**October 12, 2022 (Finance/Operations) 9:30 AM**

**October 17, 2022 (Workshop) 5:00 PM**

**October 17, 2022 (Board of Supervisors) 6:30 PM**

**ADJOURNMENT**

Supervisor Boyer made a motion to adjourn the meeting at 8:37 p.m., seconded by Supervisor Zeyn  
**Approved Vote 5-0**

Respectfully Submitted:

Tammy Bittle, Secretary/Treasurer