

CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331
February 2, 2023

*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on February 2, 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 Meeting of the Planning Commission for February 2, 2023 was called to order by Mrs. Gouker at 6:00 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA.

The following Planning Commission Members were in attendance:

Alisha Gouker, Chair Person
John Strevig, Vice Chair Person
Richard Neiderer
Tom Sheaffer
Tom Klunk

The following individuals were also in attendance:

David Arndt, Jr., Township Manager/Zoning Officer
Nate Simpson, Township Engineer, CS Davidson, Inc.

There was 3 persons in the audience.

2. PUBLIC COMMENT ON AGENDA ITEMS

There was no public comment

■ **Comprehensive Plan public comments on the revised draft**

Kevin Fox, of Gannett Fleming was present to discuss the revision of the comprehensive plan draft during the advertised public comment. There was no public comment during the meeting and Manager Arndt advised the board that the office did not receive any written public comments for the meeting.

Mr. Sheaffer made a motion, which was seconded by Mr. Strevig, to approve the Comprehensive Plan ammendment as written.

Vote:5-0

Mr. Neiderer made a motion, which was seconded by Mr. Strevig, to approve to forward the Comprehensive Plan amendment to the Board of Supervisors.

Vote: 5-0

Mr. Strevig made a motion, which was seconded by Mr. Sheaffer, to approve the distribution of the Comprehensive Plan amendment for the 45 day public review.

Vote: 5-0

3. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 1/5/2023, for adoption.

Mr. Neiderer made a motion, which was seconded by Mr. Sheaffer, to approve the January 5, 2023 regular meeting minutes written.

Vote: 5-0

- SALDO Report dated January 24, 2023 was acknowledged.

4. SUBDIVISION AND LAND DEVELOPMENT

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

Ron Brown, of Group Hanover, Inc., was present to discuss the plan. Mr. Brown stated he received the comments from the Township Engineer dated December 29, 2022 and those comments appear to be

minor and shall be addressed. A waiver request was also submitted by the applicant requesting a waiver from Section 135-16.A(1), to allow the plan to be submitted at a scale of 1"=200'.

Mr. Strevig made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors for approval of the waiver request from Section 135-16.A(1) to allow the plan scale to be 1"=200'.

Vote: 5-0

Mr. Strevig made a motion, which was seconded by Mr. Neiderer, to recommend to the Board of Supervisors for conditional approval of the Minor Final Subdivision Plan.

Vote: 5-0

5. OTHER BUSINESS

6. NEW BUSINESS

Mr. Neiderer asked why the Hanover Soccer Club will not be required to submit a Land Development Plan for their proposed parking lot along Oxford Avenue. Manager Arndt explained that the Board of Supervisors, at their January 16, 2023 regular meeting approved a waiver request to not require a Land Development Plan however, to require a Stormwater Management Plan to be submitted instead. Mr. Neiderer is concerned about parking along Oxford Avenue and Kindig Land that may lead to safety issues.

7. PUBLIC COMMENT

There was no public comment

8. ANNOUNCEMENTS

- ▶ Public Safety meeting – 2.15.2023 at 8:30 AM.
- ▶ Finance & Operations meeting – 2.15.2023 at 9:30 AM
- ▶ Board of Supervisors workshop meeting – 2.20.2023 at 5:30 PM.
- ▶ Board of Supervisors meeting – 2.20.2023 at 6:30 PM.
- ▶ Zoning Hearing Board meeting – 3.1.2023 at 6:00 PM.
- ▶ Planning Commission meeting – 3.2.2023 at 6:00 PM.

A motion to adjourn at 6:29 PM was made by Mr. Neiderer, with the motion to adjourn seconded by Mr. Sheaffer.

Vote: 5-0

Respectfully submitted,

David Arndt, Jr.

Township Manager/Zoning Officer