

**CONEWAGO TOWNSHIP PLANNING COMMISSION**  
**ADAMS COUNTY**  
**541 OXFORD AVENUE, HANOVER, PA 17331**  
June 1, 2023

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*NOTICE—Notice is given that the Conewago Township Planning Commission will hold its next regularly scheduled meeting as previously advertised, **IN PERSON**, on June 1, 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](http://www.conewagotwp.us).*

**1. COMMENCE OF THE REGULAR MEETING**

The Meeting of the Planning Commission for June 1, 2023 was called to order by Mrs. Gouker at 6:15 PM in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA. There was a delay for the start due to livestreaming issues on Facebook. The livestream had audio but no picture.

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 5 persons in the audience.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There was no public comment

**3. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 4/6/2023, for adoption. There was no meeting in May.

**Mr. Neiderer made a motion, which was seconded by Mr. Klunk, to approve the April 6, 2023 regular meeting minutes as written.**

**Vote: 5-0**

- SALDO Report dated May 24, 2023 was acknowledged.

**4. SUBDIVISION AND LAND DEVELOPMENT**

**■ Eagle Rock – Final Plan**

John Runge and Trey Elrod, of Gordon L. Brown & Associates, Inc., and Ben Myers, of JA Myers Homes, were present to discuss the plan. There was some discussion regarding the Township Engineer’s comment letter dated May 24, 2023. Township Engineer, Nate Simpson stated he met with Mr. Runge and Mr. Elrod earlier in the day to discuss the comments. Mr. Simpson stated the remaining outstanding items on his comment letter aren’t items that will change the layout of the plan and recommends it can move on to the Board of Supervisors as conditional approval. There was discussion regarding a letter dated May 17, 2023 received from SAVES expressing some concerns they have with the project. SAVES is requesting every subdivided deed to have a notation on it that clearly notifies the buyer about SAVES operations and activities. Mr. Arndt explained, per the Township Solicitor, the township cannot require items that are not required by township ordinances. The Board discussed this with the Developer and it was agreed upon that there will be some language in the HOA regarding SAVES operations and activities. SAVES also request that the township require screening and/or buffering around the SAVES property and to be placed on the perimeter of the developers land. Township Engineer, Nate Simpson stated that

the township ordinances require commercial properties to provide buffers that share a property line with a residential property line however, buffers are not required to screen a non-residential property such as the SAVES property. Mr. Runge stated they talked to SAVES in the past about providing screening trees to SAVES to be planted on the SAVES property and SAVES refused. No screening or buffering is required by ordinance at this location. SAVES is also requesting a Knox Box to be placed on the emergency access gate. Mr. Runge stated there will be a Knox Box installed on the emergency gate and SAVES will be provided a key. SAVES also asked if the 5 inch storz connection will be used for the hydrants. Mr. Runge stated the 5 inch storz connections will be placed on the hydrants within the development.

Mr. Neiderer made a comment that Lot 50 does not list the square footage for that lot and should be added to the plan before approval. Mr. Runge stated the square footage for Lot 50 will be added to the plan.

Mr. Klunk asked the developer to consider keeping the section within the floodplain area to remain to be farmed. Mr. Klunk suggested putting the language in the HOA to allow it to be farmed.

**Mr. Klunk made a motion, which was seconded by Mr. Sheaffer, to recommend conditional approval to the Board of Supervisors with the conditions of the Township Engineer's comment letter dated May 24, 2023 being satisfied and the square footage added to the plan for Lot 50.**

**Vote: 5-0**

#### **5. OTHER BUSINESS**

Mr. Arndt mentioned that the Board of Supervisors approved the Conewago Township Comprehensive Plan Amendment at their May 15, 2023 meeting.

#### **6. NEW BUSINESS**

Mr. Arndt stated a Preliminary/Final Subdivision was submitted to the township involving the South Hills Golf Course and said the plan will be on next month's meeting agenda.

#### **7. PUBLIC COMMENT**

There was no public comment

#### **8. ANNOUNCEMENTS**

- ▶ Municipal Authority meeting – 6.12.2023 at 5:30 PM
- ▶ Public Safety meeting – 6.14.2023 at 8:30 AM
- ▶ Finance & Operations meeting – 6.14.2023 at 9:30 AM
- ▶ Board of Supervisors workshop meeting – 6.19.2023 at 5:30 PM
- ▶ Board of Supervisors meeting – 6.19.2023 at 6:30 PM
- ▶ Zoning Hearing Board meeting – 7.5.2023 at 6:00 PM
- ▶ Planning Commission meeting – 7.6.2023 at 6:00 PM

**A motion to adjourn at 7:00 PM was made by Mr. Strevig, with the motion to adjourn seconded by Mr. Klunk.**

**Vote: 5-0**

Respectfully submitted,

David Arndt, Jr.  
Township Manager/Zoning Officer