

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

May 3, 2018

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, May 3, 2018 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 Person

Tom Klunk

Zach Brillhart

David Barnhart

The following individuals were also in attendance:

Eric Mains, Gannett Fleming – Township Engineer

David Arndt, Jr., Zoning/Code Enforcement Officer/BCO

Barb Krebs, Township Manager

There was 4 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 2/1/2018, for adoption.

Mr. Brillhart made a motion, which was seconded by Mr. Neiderer, to adopt the Regular Meeting Minutes for February 1, 2018.

Vote: 5-0

The 3/19/2018 Board of Supervisor's Meeting draft minutes were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **Smith's Specialty Auto Sales – Sketch LDP 1324 Carlisle Pike**

Allen Smith, Tony Smith, and Josh Smith were present to discuss the sketch plan. The Smith's are looking to relocate their current car lot located at 1374 Carlisle Pike to a vacant lot located at 1324 Carlisle Pike. This will allow more room and easier access to the business. There was some discussion regarding the waiver request asking to allow their parking lot to be closer than ten feet to the property lines. The board asked if they turn the building sideways, could they meet the setback requirements. The applicant agreed to look into adjusting the building. The board also asked if Penn Township has reviewed the plan since part of the project is in their township. The applicant stated they did not take it to Penn Township yet but they are aware that Penn Township will need to review the plan as well. Mr. Arndt advised the applicant that a special exception by the zoning hearing board would need to be obtained for the use prior to the planning commission acting on the LDP.

■ **Charmbury – Sketch LDP Oxford Avenue**

Patrick Sheaffer was present to discuss the plan. There was some discussion about the Eisenhower bypass. The board expressed concerns about not knowing where the bypass will be aligned. The board also expressed concerns that the plan only shows one ingress and egress point to the development of 120 lots and the board is not in favor of this. Mr. Sheaffer was attending to present this sketch plan in order to solicit feedback regarding his intentions to residentially develop the property.

4. OTHER BUSINESS

■ Comprehensive Plan Update

Mr. Brillhart advised the board that a meeting was held prior to the Planning Commission meeting to discuss the comp plan. Mr. Brillhart stated the staff and engineer are gathering information and hopes the board has something to review by fall.

■ Miller Chemical – Notice of Intent to Remediate 120 Radio Rd

Township Engineer, Eric Mains stated the notice the township received dated April 26, 2018 is to inform the township that a Notice of Intent to Remediate has been sent to the Department of Environmental Protection (DEP) for groundwater testing.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 5•21•18 at 6:30 PM.
- ▶ The Zoning Hearing Board - 6•6•18 at 6:00 PM.
- ▶ The Planning Commission meeting - 6•7•18 at 6:00 PM.

A motion to adjourn at 6:38 PM was expressed by Mr. Neiderer, the motion to adjourn was seconded by Mr. Klunk.

Vote: 5-0

Respectfully submitted,

David Arndt, Jr.
Zoning/Code Enforcement Officer/BCO