

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

December 6, 2018

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for, December 6, 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

Tom Klunk

David Barnhart

The following individuals were also in attendance:

Eric Mains, Township Engineer

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

Barb Krebs, Township Manager

There were 6 persons in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 11/1/2018, for adoption.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to adopt the Regular Meeting Minutes for November 1, 2018.

Vote: 3-0

The 10/15/2018 Board of Supervisor's Meeting were acknowledged.

Updated SALDO report was acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

■ **Estate of Nadine Klunk – 5955 Hanover Road – Consideration of a zoning change for the Klunk Farm.**

Doug Stambaugh, of Group Hanover, Inc., Donald Dorr, of Buchen, Wise & Dorr were present to represent the Concept Plan for the consideration of the district rezoning for the parcel located at 5955 Hanover Road. The applicant is evaluating making a request to have the parcel rezoned from A-Agricultural to R-3 – Multi-Family Residential. The board acknowledged that there's only 3 Planning Commission members present and that just seeing the Concept Plan for the first time, they would like to table the plan until next months meeting to allow them to review the plan and to provide a copy of the plan to the 2 members that are absent.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to table the plan until next months meeting to allow the members to review the plan.

Vote: 3-0

■ **Precision Cut Industries, Inc. – 115 Ram Drive – Preliminary/Final LDP**

Gerry Funke, of Group Hanover, Inc. was present to discuss the plan. There was some discussion regarding either screening the dumpster or replacing the proposed dumpster with 2 parking spaces. The board would like the existing dumpster location shown on the plan. Mr. Funke stated he is currently working on the other outstanding conditions. The Township Engineer reviewed his comments from the last revised plan. The applicant also submitted a waiver request from Section 135-16, to allow the plan to be submitted as a Preliminary/Final Plan.

Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors to approve the waiver request.

Vote: 3-0

**Mr. Barnhart made a motion, which was seconded by Mr. Klunk, to table the plan until next months Planning Commission meeting to allow the outstanding conditions to be completed.
Vote: 3-0**

4. OTHER BUSINESS

■ Comprehensive Plan Update

The Planning Commission members reviewed Sections VI & VII and provided suggestions, comments and potential edits to the rest of the board and staff. Eric and Dave will be making the edits to the comp plan.

5. PUBLIC COMMENT

There were no comments

6. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting – 12•17•18 at 6:30 PM.
- ▶ The Zoning Hearing Board - 1•9•18 at 6:00 PM.
- ▶ The Planning Commission meeting - 1•3•18 at 6:00 PM.

A motion to adjourn at 7:22 PM was made by Mr. Klunk, with the motion to adjourn seconded by Mr. Barnhart.

Vote: 3-0

Respectfully submitted,

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