

## Conewago Township Board of Supervisors

February 4, 2020

### **-Call to Order & Pledge of Allegiance:**

The regular meeting of the Board of Supervisors was held at the Township Municipal Building. The meeting was called to order by the Chairperson, at 7:00pm. Those in attendance were, Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), John MacDonald (Supervisor), Tim Bupp (Solicitor), Terry Myers (Engineer) and Lou Anne Bostic (Manager).

Ms Wilhide announced that an executive session was held prior to the meeting to discuss a personnel matter.

Ms Wilhide presented a Recognition Plaque to Daryl Hull for his years of service as a Conewago Township Supervisor.

### **-Recognition of Public Requests:**

- Daryl Hull, 395 Copenhaffer was present as a member of the Conewago Township Planning Commission. Mr. Hull has recommendations for the Supervisors regarding the Freedom Square presentation on the agenda and asked to hold for presentation later in the meeting.

-Brandon Musser, 215 Rooster Lane recommended denial of any zoning ordinance amendments concerning individual developments and rezoning requests.

**-Approval of Agenda:** Motion by Mr. Klinger, second by Mr. MacDonald, unanimously carried to approve the agenda as prepared. Vote: 3-0

**-Approval of Previous Minutes:** Motion by Mr. Klinger, second by Mr. MacDonald, unanimously carried to approve the previous minutes of January 6, 2020. Vote: 3-0

### **-Planning & Zoning:**

-Freedom Square L.P., Proposed Amendment to Zoning Ordinance and Zoning Map. Attorney David Tshudy along with Timothy Pasch, Developer presented the proposed amendment. The property consists of approximately 448 acres and the Developer is requesting that an amendment be adopted to allow a single master plan submission to be approved by conditional use, providing a conceptual layout and guide for the buildout of the property. The proposal also requests the rezoning of one parcel from Agricultural to Village and another parcel from Medium Density Residential to Village. Both parcels are owned by the Developer and make up a small portion of the entire tract. Attorney Tshudy presented a detailed summary and requested that the Supervisors take formal action to submit the proposed ordinance to the Conewago Township Planning Commission and the York County Planning Commission pursuant to 609c & 609e of the Pennsylvania Municipalities Planning Code.

The Developer also presented a proposed Reimbursement Agreement providing that Freedom Square will reimburse the Township for costs and expenses related to the review of the proposed ordinance.

-Daryl Hull formally requested the Supervisors to have both the Legal and Engineering professional services write a summary of the proposed ordinance including comparison to the existing Zoning Ordinance.

-Charles Zitnick, 2020 Bremer Road, was present as a Planning Commission member noting that this matter is included on the Planning Commission Agenda for February. Mr. Zitnick requested that Legal and Engineering services be in attendance at their meeting.

-Daryl Hull asked the Developer and Attorney Tshudy to provide copies of Master Plan Ordinances from other townships. Mr. Pasch said they will provide copies.

-Mr. Klinger asked the Developer if phases have been laid out for the project. Mr. Pasch informed the Board that he has visions for the project but he cannot move forward until he knows the outcome of the proposed ordinance amendment and which way the Township wants him to proceed.

-Terry Myers is concerned about the lack of a Preliminary Plan approval process if the amendment is adopted. His concern is conceptual versus hard design review.

-Motion by Ms Wilhide, second by Mr. MacDonald, unanimously carried, to sign the Reimbursement Agreement with Freedom Square, LP. Vote: 3-0.

-Motion by Ms Wilhide, second by Mr. Klinger, unanimously carried, to submit the proposed ordinance to the Conewago Township Planning Commission and the York County Planning Commission pursuant to 609c & 609e of the Pennsylvania Municipalities Planning Code. Vote: 3-0.

**-Reports:**

- Police Report, Sewer Report and Building Permit Report- Motion by Mr. Klinger, second by Mr. MacDonald, unanimously carried, to approve the reports. Vote: 3-0

-Ms Wilhide announced that the Northern York County Regional Police Department is operating a substation out of the Southwestern Police Building. The office hours are available on the NYCRPD website or by contacting them. The building is being leased on a temporary six month contract to allow further funding research to be completed.

**-Treasurers Report:**

-Motion by Mr. Klinger, second by Mr. MacDonald, unanimously carried, to approve the December 2019 and the January 2020 Financial Reports. Vote: 3-0

**-Road Report:** None.

**-Solicitors Report:** Attorney Bupp commented on the proposed ordinance amendment and informed the Board that this will be a detailed and timely process.

**-Engineers Report:** Terry Myers reported on the following:

-Adept Corporation waiver request to waive the requirements to install a fence around the SWM basin. Mr. Klinger is in favor of granting the waiver in lieu of Adept painting side fog lines on the part of Andes Road that was improved by Adept. An Indemnification Agreement will be necessary to exempt the Township. Motion by Mr. Klinger, second by Mr. MacDonald, unanimously carried, to grant the waiver request of the Conewago Township Storm Water Management Ordinance, Section 304t with the above conditions. Vote: 3-0.

-Mr. Myers was requested to inspect the storm water basin located at the Mill Creek Park. Mr. Klinger and Ms Wilhide have concerns about the water being retained in the basin. Terry reports the NPDES Permit notice must be closed out and the construction will be completed. The infiltration tests show that the basin is operating as designed.

-Mr. Myers reported that the Autumnwood Home Owner Association is providing a list of outstanding landscaping issues, which will be forwarded to the Developer for resolution. Mark Golicher commented that he will provide the list to Terry.

**-Unfinished Business:**

-Ms Bostic informed the Board that two SEO Service proposals were provided to them tonight for their review for discussion at the next meeting.

**-New Business:** None.

**-Other Business:**

-Mr. Klinger commented on the York County Planning Commission correspondence received regarding Accessory Structure Dwelling Units. Attorney Bupp announced that he personally is working on this project and feels that all Townships should look at how to address the “Growing Older” population and asked the Board to think about the ways it could be addressed in Conewago Township.

-George Herman asked if any information regarding the new owner of Penn Waste has been received. Ms Wilhide informed him that the current contract is still in place and the Township does not expect any changes.

**-Adjournment:** Meeting adjourned at 8:30 pm

Respectfully submitted,

Lou Anne Bostic  
Manager