

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 24<sup>th</sup>, 2022

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by, Chairman Charles Zitnick, Daryl Hull, Lawrence Kauffman, Brandon Musser, Chris Montgomery, engineer Derek Rinaldo of C.S. Davidson's and Fritz Neufeld acting secretary were also present.

### **PLEDGE OF ALLEGIANCE:**

**Reorganization of the Commission:** Motion by Lawrence Kauffman 2<sup>nd</sup> by Daryl Hull to appoint Charles Zitnick Chairman of the board. Motion carried. Vote recorded 4-0. Motion by Lawrence Kauffman 2<sup>nd</sup> by Chris Montgomery to appoint Daryl Hull to Vice-Chairman of the board. Motion carried. Vote recorded 4-0.

**Approval of previous meeting:** Motion by Chris Montgomery 2<sup>nd</sup> by Brandon Musser to approval the November 22<sup>nd</sup>, 2021 minutes. Motion carried. Vote recorded 5-0

**Recognition of public requests:** None

**New Business:** Final Land Development Logistics 83 -Building 2 LPC Locust Point II, LP c/o Logistics Property Company, LLC with Waiver requests. Presented by Joshua Hoffman of Snyder, Secary & Associates. On a motion by Lawrence Kauffman 2<sup>nd</sup> by Chuck Zitnick to recommend approval of the waiver request of section 303 of the Conewago Township SALDO #324 of submitting a Separate Preliminary Plan. Motion carried. Vote recorded 5-0. Motion by Chuck Zitnick 2<sup>nd</sup> by to recommend approval of the Land Development Plan with the completion of the attached C. S. Davidson's comments Letter dated January 12, 2022 and that a gravel access around the back of the building for emergency vehicle equipment service. Motion carried. Vote recorded 5-0.

Subdivision /Land Development Plan US Self Storage, LLC, Waiver requests presented by Scott Debell of Site Design Concepts. Motion by Daryl Hull 2<sup>nd</sup> by Chris Montgomery to recommend approval of the waiver request of section 303 of the Conewago Township SALDO #324 of submitting a Separate Preliminary Plan and going directly to a Final Plan. Motion carried. Vote recorded 5-0. Motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to recommend approval of the waiver request for the retention basins to 3' horizontal to 1' vertical as to the requirement of 4' horizontal to 1' vertical of the Stormwater Ord. #344. Section 309.c1.c. Motion carried. Vote recorded 5-0. Motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to recommend the waiver request to pay a fee in lieu of Cloverleaf Road cartway widening. Motion carried. Vote recorded 5-0. Motion by Charles Zitnick 2<sup>nd</sup> by Brandon Musser to recommend approval, the Subdivision/Land Development Plan as submitted with the provision that they comply with the letter from C. S. Davison, Dated January 19<sup>th</sup>, 2022, and add a lighting plan and design an access plan for, a minimum of a 40' emergency vehicle, to service around buildings shown. Motion carried. Vote recorded 5-0.

Freedom Square was revisited referencing C. S. Davidsons review letter dated September 27th, 2021, at the request of the Board of Supervisors at the January meeting. The Planning Commission had discussion on the comments of C. S. D's. letter and formed a response, see in the letters attached. Being this is a very large project there are a lot of unanswered questions making it very hard to give a recommendation more information is needed. There needs to be a better explanation of the phasing of districts i.e., commercial, residential and the light industrial. The duration of building these phases are they concurrent or are they staggered. When does the recreation areas get built? Does the HOA govern the whole development or just the residential areas? Give us a schedule if it's a 20-year project or a 30 year we need to know. The numbers for the school and the economic impact figures need to be better clarified are these true. There are multiple services that will be affected as well, i.e. Police, Fire and EMS. Daryl Hull recommended that this information be forwarded to the BOS from the Planning.

A request from the Board of Supervisors to the Planning Commission to begin thinking about changes needed to update the Zoning and Subdivision & Land Development Ordinances. Including C.S. Davidson's office for input and direction. Workshop meetings will be scheduled in the evenings, dates to be determined.

Discussion about Stonegate Commons with Derek Renaldo of C.S. Davidson. Issues of concern are with the proposed stormwater plan and the traffic study being done, who is responsible to let the prospected buyers know of the property restrictions.

**ADJOURNMENT:** Chuck Zitnick adjourns the meeting at 9:45.

Respectfully submitted,



Fritz Neufeld  
Acting Secretary