

## Conewago Township Planning Commission

6:00 PM, February 27, 2023

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), Brandon Musser, Gregory Smith, Lawrence Kauffman, Fritz Neufeld (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.)

A. Meeting was called to order at 6:00 PM by Chairman Zitnick, with the Pledge of Allegiance.

B. Commission reorganization: Daryl Hull made a motion, seconded by Gregory Smith, to reappoint all current officers to the Commission with the addition of Lawrence Kauffman as recording Secretary. Motion carried.

C. Previous meeting minutes: Daryl Hull moved, and Gregory Smith seconded, that the minutes of the October 24, 2022 meeting be approved. Motion carried. Brandon Musser moved, and Gregory Smith seconded, that the minutes of the November 29, 2022 meeting be approved. Motion carried.

D. Old Business: Final Subdivision Plan/Final Land Development Plan for Cloverleaf Business Park/Kinsley Properties, LLC, presented by David Koratich of Warehaus.

With regard to the Final Subdivision Plan, nothing will move forward until the current Red Rock Road is vacated, which will be discussed at the upcoming Township Board of Supervisors meeting, March 7, 2023. Discussion covered the requirements for a collector road, street design, and how requested funds will enable the township to strengthen the road for the anticipated heavy truck traffic. Charles Zitnick moved, and Daryl Hull seconded, that the waiver to include the preliminary plan requirements as part of the Final Subdivision Plan be approved. Motion carried. Charles Zitnick moved that the waiver allowing the existing cartway on Cloverleaf Road, contiguous to the above plan, to be 30 feet wide, to be approved. Motion carried. Daryl Hull moved, and Brandon Musser seconded, that the Final Subdivision Plan be approved. Motion carried.

With regard to the Final Land Development Plan, discussion included the need for truck backup alarms to be 'white noise', instead of the usual 'beep, beep' sound that can travel a mile or more. Also discussed was the need to buffer the truck noise reaching the people who live across Cloverleaf Road from the property. It was noted that when Red Rock Road is vacated, the fire hydrant located there will be moved to the new access road. Also discussed was the need to eliminate the thought of truck drivers to turn right when exiting the property. Derek said he will supply information about the proposed exit for the Cubes property on Locust Point Road, that makes turning the wrong way impossible for a truck. The amount of 'in lieu of ' money needed to make improvements to Cloverleaf Road and modify the access road entrance to eliminate right hand turns will be negotiated with the Township Board of Supervisors. Mr. Koratich said that the height of each building will be 45 feet, measured from the ground elevation, and they anticipate an average of around 7 trucks an hour to enter the property. The traffic impact assessment/study previously suggested is not needed at this time because the York 83 warehouse, across Cloverleaf, is not yet operational.

The Final Land Development Plan requests 5 waivers. SALDO Section 309.C.1.b, Daryl Hull moved, and Charles Zitnick seconded, that it be waived to permit the proposed basin

embankment to have a top width of less than 8 feet. Motion carried. SALDO Section 309.C.1.c, Daryl Hull moved, and Charles Zitnick seconded, that it be waived to permit basin side slopes of 3:1. Motion carried. SALDO Section 309.C.1.d, Brandon Musser moved, and Charles Zitnick seconded, that it be waived to permit a basin bottom slope of less than 2%. Motion carried. SALDO Section 402, Daryl Hull moved, and Charles Zitnick seconded, that it be waived to permit the preliminary plan to be part of the final plan. Motion carried. SALDO Section 505, Daryl Hull moved, and Charles Zitnick seconded, that it be waived to permit Cloverleaf Road not to be widened to the Section 505.a. requirement of 32 feet. Motion carried.

Charles Zitnick made a motion, seconded by Daryl Hull, to approve the Final Land Development Plan, as presented, contingent upon, and under the following conditions: that the access road configuration prohibit right hand turns onto Cloverleaf Road, that all backup alarms be limited to utilizing white noise, that a donation based upon square feet be made to the Strinestown Com. Fire Co., and that a payment in lieu of off-site road improvements be negotiated with the Township Board of Directors.

E. Brandon Musser moved, and Gregory Smith seconded, to adjourn the meeting at 7:12 PM.

Respectfully submitted,

Lawrence Kauffman