

Conewago Township Board of Supervisors
April 6th, 2021

-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) Steve McDonald (Solicitor), Terry Myers (Engineer), Shanna Housman (Administrative Assistant), and Joe Smith (Road Master).

-Recognition of Public Requests: None.

-Chief Dave Lash introduces himself and gives background on Northern York County Regional Police Department.

-Approval of Agenda: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the April 6th, 2021 agenda. Vote: 3-0

-Approval of Previous Minutes: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the previous minutes of March 2nd, 2021. Vote: 3-0

-Planning & Zoning:

Ridgeline: Charles Courtney from McNee's presented a developer's agreement to the board. The board did not have a copy of this agreement. They want to focus on traffic improvements. One improvement the Township wants is a signal light at Cloverleaf Rd/ Susquehanna Trail, but PennDOT will not approve a signal permit there. Another idea to improve traffic at this location is a wider bridge with more lanes. In the developer's agreement they have listed 3 ideas they are willing to do to improve the traffic. The first is to widen Cloverleaf Rd to a three-lane section, the second is to upgrade the signal equipment at the interchange, and the last is to optimize the timings of the signals. Joe Peters from Snyder Secary & Associates presented the plan for the warehouse. This is a spec warehouse, there is currently not a tenant pursuing this building. There will be signs prohibiting trucks from taking a left. This warehouse is 764,000 square feet with about 116 dock doors. The board is still very concerned about the traffic this warehouse is going to bring into the township at this location. This plan is deemed approved already due to the deadline passing.

Hickory Ridge Mews: Josh George from Snyder Secary Associates presented the stormwater plan. There are two waivers that need approval for this plan, and the Planning Commission recommended approval. The first waiver is to approve the water basins with steeper slopes so they can hold more water. The second waiver that needs approval is to keep the current fencing as is. There is fence around most of the perimeter of the basin and where there is not a fence there is dense vegetation. Township engineer, Terry Myers also expressed his approval of these waivers. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the two waivers. Vote: 3-0

Freedom Square: Tim Pasch, Freedom Square was present for questions about the sketch plan. Chris Venarchick from RGS Associates presented the sketch plan. Dave Tshudy, the attorney was also present for questions. There will be 9 phases of development for this plan. There will be a variety of residential, apartments, parks/recreation, elderly care living and commercial properties throughout this plan. There are plans of a roundabout at the Canal Road entrance. Traffic Impact Study will be done along with needed road improvements. There might need to be upgrades to the sewer as well. Tim Pasch just wanted input about the sketch plan and see if there is anything the board is concerned about.

Phil Shoop: Mr. Shoop did not request an extension for his plan. The board decided to deny the final land development plan because it did not meet the special exceptions and subject to the outstanding conditions in our August 5th, 2020 letter. There has also been a lack of communication. Motion by Supervisor MacDonald, second by Chairperson Wilhide, unanimously carried to deny the final land development plan. Vote: 3-0

Rezone: Henkel & McCoy pulled out and now the board needs to authorize Fritz to readvertise. McCarty's and Kemper's are included with the three lots Mr. Kostarelos owns. Henkel's & McCoy's will not be included in the rezoning. Motion by Supervisor Klinger, second by Supervisor MacDonald to readvertise the rezone from industrial to commercial for Cloverleaf Road. Vote: 3-0

-Reports: Police Report, Building Permit Report, and Ambulance Report- Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried, to approve the March 2021 reports. Vote: 3-0

-Treasurers Report: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried, to approve the March 2021 Financial Report. Vote: 3-0

-Road Report: The road crew recently finished stoning Daugherty Road in preparation for paving. Butter Road has been crack sealed for overlay.

-Solicitors Report: Steve McDonald reported on the following:

Canal Road Betterment Agreement: The next BOS meeting, the board will need to vote to approve this. The board is highly concerned about Susquehanna Trail and still would like PennDOT to take over Susquehanna Trail. The board wants to see more plans.

Zion View Building Damage: The final decision was made that we are not going to charge him as long as he pays for the damage plus lawyer fees. He is also expected to do 10 hours of community service. We have already planned to have him mulch for 5 hours for 2 days. Steve is going to communicate with Mr. Hue's lawyer that Mr. Hue is expected to contact Joe Smith, the Roadmaster to do the community service hours. If Mr. Hue does not complete the hours or payments, we will continue with charges.

-Engineers Report: Terry Myers reported on the following:

Bidding Contract: The opening of bids will take place on Monday May 3, 2021 at 1:30pm. Motion by Chairman Wilhide, second by Supervisor MacDonald to approve the advertisement of

bids two times in the newspaper. Vote 3-0

I-83 Exit 26: They are currently trying to put a plan together and finalize it. This Summer they are hoping for the Township to take action on it.

Traffic Studies: The Township needs to get a traffic study ordinance put in place.

Hillside Orchards: Terry will be going to mark up what needs fixed and then the roads will need to get approved to get adopted.

Hilton Ave: The road is destroyed due to the construction being done.

-Unfinished Business: None.

-New Business:

Locust Run Current Bond Release: The current bond has been replaced with a new one, due to a new developer taking over. The current developers would like the bond to be released. Motion made by Chairperson Wilhide, second by Supervisor Klinger, to release the Locust Run Bond.

-Other Business:

Salt Shed: The board wants an itemized list and time to look into it thoroughly.

Eagle Scout Project: The board wants the basic information for the mini library before the project starts. The board does approve this project being done at Mill Creek park.

Red Land Senior Center Donation: The township used to send a donation to the Red Land Senior Center, but thought the organization dissolved. The organization is still together, and Chairman Wilhide would like to start sending the \$500 donation to them again. There was a mix up and the donation used to be sent to the food bank. Motion by Chairperson Wilhide, second by Supervisor MacDonald to approve the donation of \$500 to the Red Land Senior Center.

-Adjournment: Meeting adjourned at 9:16 pm

Respectfully submitted,

Shanna Housman
Administrative Assistant