

Conewago Township Planning Commission

MINUTES

6:00 PM, March 23, 2026

Present: Daryl Hull (Chairman), Fritz Neufeld, Lawrence Kauffman, Benjamin Parks, Bethany Inman (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.).
Absent: Brandon Musser (Vice Chairman).

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

B. Previous meeting minutes: Benjamin Parks moved, second by Fritz Neufeld, to approve the minutes of February 23, 2026, meeting. Motion carried. Vote: 4-0

C. Public Requests:

Larry Bosserman, of Cloverleaf Rd., spoke about his experience with a previous request for a variance.

Jessica Paulus, of Cemetery Rd., said that tractor trailers continue to turn onto Cemetery Rd. regardless of the current signage, and in the process cross lawns, and present dangerous situations on the Trail when they try to back their rig across the road. And when they also enter the road behind the fire company, they also damage that property. She would like a permanent barrier placed on the road to deter truck traffic. Daryl suggested she bring it to the attention of the township Supervisors at their next meeting.

Jim Rexroth, of Bowers Bridge Rd., asked if he could request to be on the agenda for our next meeting. He has some information he would like to discuss and share with the Commission and those present at the meeting. Daryl said that we could include him on the agenda for our next meeting.

D. Old Business: None.

E. New Business:

1. Chris Stanton, of 475 Andersontown Rd, presented a request for a variance in the side setback for his property to allow a garage to be placed closer to his property line than the distance listed in the Zoning Ordinance #309.e.2, which is 40 feet. He would like to reduce the setback to 10 feet for the garage. He said that an adjoining property owner is ok with the request. He said that his property is only 225 feet wide at the proposed garage location, and placing the garage farther from the property line can interfere with the line of sight to his house from the road. Benjamin Parks moved, second by Lawrence Kauffman, to recommend approval of a 15-foot setback for the proposed garage. Motion carried. Vote 3:1

2. Cory Greene, an engineer with Kimley-Horn and Associates, Inc., reviewed the proposed Preliminary/Final Land Development Plan for Carvana, LLC. They propose to reduce the historic Adessa auto auction area and build an Inspection and Reconditioning Center on the current property which is divided by the Susquehanna Trail in Strinestown. It will be a regional center processing around 2000 vehicles per day with eventually around 500 employees who will be working 2 shifts, 6 AM to 2 PM and 2 PM to 10 PM. There will be some changes in the driveways to the property and some stormwater changes to better handle the water runoff. They will try to reach the closest water main so that they can access York Water. There will also be upgrades to the current lighting and a suggested change in mounting so that the lighting shines down instead of horizontally. They have looked at traffic studies for similar facilities. The sewer authority is involved in discussion of needs. They anticipate a late 2026 occupancy.

Public Comment on this proposal:

Jessica Paulus, of Cemetery Rd., asked about on-site power generators and was informed that they will primarily use available electricity. She also asked if the trucks delivering cars can be controlled from going on Cemetery Rd. and was informed that Carvana will have a lot more control over their drivers than the current truck traffic.

Melissa Meador, of Jug Rd., asked if a traffic impact study could help with the proposed increase of traffic for the Center. She also asked about generator gas and oil storage issues.

Mary Ann Albright, of Green Springs Rd., commented that the township is currently considering many issues, from this plan, warehouses, data centers, wet/dry issues, etc. at the same time, and all of these add up to more and more traffic

Derek summarized the 4 pages of comments that he submitted about this Plan. He added that we will need to work with PennDot to look at all the potential traffic issues.

F. Adjournment: With all the agenda items covered, Daryl Hull adjourned this meeting at 7:05 PM. The next meeting scheduled is April 27, 2026.

Respectfully submitted,

Lawrence Kauffman,

Commission Secretary