Conewago Township Planning Commission
6:00 PM, August 24, 2026

Present: Daryl Hull (Chairman), Fritz Neufeld, Lawrence Kauffman, Benjamin Parks, Rebecca March (Zoning Officer), Derek Rinaldo (Engineer with C. S. Davidson Inc.), and Mark Stivers (Manager). (Note: Brandon Musser had resigned from the Commission.)

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

B. Previous meeting minutes: Fritz Neufeld moved, second by Daryl Hull, to approve the minutes of July 27, 2026, meeting. Motion carried. Vote: 3-0 (B. Parks absent from vote)

C. Recognition of Public Requests: None

D. Old Business: None

E. New Business: Freedom Square. Tim Pasch, Freedom Square LP, reviewed where they are with Phase 1 of the proposed development. Installation of water and sewer lines and rocks in street areas while grading were major problems. One of the building developers will be starting next week and has customers already waiting for the 6-8 week building process, with a possible move-in in February. Money has been transferred to the Pasch Foundation to cover expenses for homes for wounded veterans. The Dubbs house will be occupied. All the ponds are done. Electric power will come off Canal Road rather than Copenhaffer Road until it gets upgraded. DEP Joint Permits take 6-12 months to complete. Questions from the public were about the back taxes owed from taking the land out of Clean & Green, current Met-Ed electrical supply, the care of building materials, the location of the proposed roundabout, and the need for an updated traffic survey.

Phase 2 will have around 50 single-family homes and 80 townhouses with a culvert installed on one side. A waiver had been requested to bypass the preliminary plan and proceed directly to the final plan. Although he has 70 EDUs and can connect to the Bennett Run sewer lines, more are needed for the whole of Phase 2. Derek suggested that a final plan could be for either single-family homes or townhouses separately, whichever has the sewer capacity. The SALDO Sec. 303 waiver request was withdrawn.

Regarding SALDO Sec. 520, the wetland permitting was already done. Benjamin Parks moved, second by Fritz Neufeld, to recommend approval of the waiver to allow an easement over an existing waterway. Motion carried. Vote: 4-0 In addition DEP needs to review the pond in the townhouse section.

Regarding SALDO Sec. 505.E, some of the streets will be private with only the major ones public. Fritz Neufeld moved, second by Benjamin Parks, to recommend approval of the waiver to allow a dead-end street. Motion carried. Vote: 4-0

Regarding SWM Sec. 508.H, easements are required at watercourses. Fritz Neufeld moved, second by Benjamin Parks, to recommend approval of the waiver to allow easements to be established over existing watercourses in future phases. Motion carried. Vote: 4-0

Regarding SWM Sec. 309.C, the side slopes in the basins are required to be 4:1. Benjamin Parks moved, second by Fritz Neufeld, to recommend approval of the waiver to allow a 3:1 side slope in proposed basins. Motion carried. Vote: 4-0

Regarding SWM Sec. 309.C.J, which requires fencing around stormwater basins, there were concerns expressed about the safety of children when there is up to 2 feet of water in them. The issue of maintaining the basins would be easier if there were no fences around them. Ultimately, the HOA will be responsible for basin maintenance. Fritz Neufeld moved, second by Benjamin Parks, to recommend approval of the waiver to allow no fencing around the stormwater basins. Motion carried. Vote: 2-1, with Daryl Hull voting against and Lawrence Kauffman abstaining.

F. Other Business: Carlo Olman, of Joshua Drive, asked about the upgrading of power lines from the 3 Mile Island location nuclear power generation facility. He pointed out that the lines are going over toward Dover and wondered if there were any health concerns for the people living near them.

G. Adjournment: With all the agenda items covered, Daryl adjourned this meeting at 7:56 PM. The next meeting scheduled is September 28, 2026.

Respectfully submitted,

Lawrence Kauffman,

Commission Secretary