

Conewago Township Planning Commission

6:00 PM, March 27, 2023

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), 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. Previous meeting minutes: Daryl Hull moved, and Gregory Smith seconded, that the minutes of the February 27, 2023, meeting be approved. Motion carried. Vote: 4-0

C. Public requests and Old Business: none

D. New Business:

1. Variance request by Laura R. Cochran and Kevin Gauntt, 2005 Copenhaffer Rd, to build a garage that would not meet the setback requirements as required by Section 309.e. in the Conservation Zone. (Tax Map: NG Parcel 103F)

Discussion centered around the exact location of the proposed garage and how it could be changed to meet the setback requirement. After looking at various arrangements and the proposed utility of the garage, the size of the garage, the proposed footprint being previously used and defined, and the endorsement by neighbors for the proposal, the request seemed feasible. Gregory Smith moved, and Daryl Hull seconded, to recommend approval of the variance request with no less than a 10 foot setback. Motion carried. Vote recorded: 4-0. It was also noted that the proposed 30 x 50 ft. garage would need stormwater abatement since it would be over 1200 sq. ft.

2. Hanover Locust Point Industrial Park sketch plan presented by Charles Courtney of McNees, Wallace & Nurick LLC., and other members of the project team. He said that this is an update of a plan previously reviewed. Since then, 5 additional properties have been added to the design of the proposal. It includes 2 warehouses, 423,000 sq. ft. and 284,000 sq. ft., each approximately 50 ft. in height. He said they would be open to a discussion with the S. C. Fire Co. about access to the roof of each building. Also reviewed was the stormwater plan, DEP review, what each retaining pond would catch and where it would be discharged. Buffering around the properties has not been determined as yet. Although emergency access is planned for a 30 ft. wide entrance off Locust Point Rd., Derek mentioned that it is not determined to meet the requirement for individual access roads to each property, as stated in the SALDO. A de minimis waiver might be possible. Jerry, of the team, discussed traffic considerations. He said the traffic study scoping process started in July, and using some existing count data have trip generations of 112 during AM hours and 114 during PM hours. The road going south will be widened and signage will also be supplied. Daryl said the truck restriction signs going north will also be installed soon. Other discussions included the requirement for white noise backup sounds for trucks. Derek said they will need 2 waiver requests, for the final plan and for slope angles.

E. Gregory Smith moved, and Daryl Hull seconded, to adjourn the meeting at 7:12 PM. motion carried. Vote: 4-0

Respectfully submitted,

Lawrence Kauffman,
Recording Secretary