

## Conewago Township Planning Commission

6:00 PM, July 24, 2023

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), Lawrence Kauffman, Gregory Smith, Brandon Musser, 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 Brandon Musser seconded, that the minutes of the June 26, 2023 meeting be approved. Motion carried. Vote: 5-0

C. Public requests and Old Business: none

D. New Business:

1. Freedom Square request for a Variance for Open Space lot setback requirements pursuant to Zoning Ordinance # 322, Section 305.d. was presented by Tim Pasch. Although the open space lot is around a half acre, the entrance part of it is only 10 ft. wide. Brandon Musser moved, and Daryl Hull seconded, to recommend approval of the request for a variance in the setback requirements from a minimum lot width of 50 ft. to 10 ft. for the open space lot # 168.

Katherine Bobb, of Rachael Lane (AKA Eichelberger Lane), reviewed a question about the legal use of Rachel Lane as an ingress and egress to property that is part of Freedom Square. Tim Pasch responded that their lawyers are handling the issue.

2. Hanover Locust Point Industrial Park Preliminary/Final Land Development plan was presented by Catherine Wilsbach. She reviewed the 7 parcels and the proposed lot #1, and #2, and their 45 % impervious surface, and the 36 ft. entrance (3 lanes) access/egress to the properties. Corey Johnson then reviewed the stormwater plan, the evaporation and detention basins, of which, the POI3 basin empties into Poplar Run. Charles Courtney said that they are requesting 3 waivers, one for the Preliminary plan, one for the grading slopes, and one for putting 2 streets together. Dan Gordon said that the trucks would probably move counter clockwise to the buildings unless there are more than 1 tenant in the building, because there would probably be a fence separating the truck courts. Trucks would not be permitted to stack on Locust Point Road. He added that trucks can be stacked along the entrance road and on the one side of the building, and a trip budget will measure trip generation that could result in further changes. Other concerns and questions centered around adding more width to the entrance road for fire truck use, possibly four 10 ft. lanes, and whether an additional stone road (R4 surface) could be an emergency access to building #2. Further study was suggested as to all the options that could provide adequate access for fire equipment. Daryl also pointed out that all outside fire hydrants must be outside of the building collapse zone, and that if a tenant requires a locked gate there would need to be a Knox-Box, and that access to the building roof should be on the outside of the building.

Other issues to be covered were lighting, landscaping, PennDot right-of-way roads, ensuring the best sight distances, and better signage prohibiting truck travel west on Locust Point Rd. A need for a time extension to address these issues needs to be requested.

E. Daryl Hull moved, and Brandon Musser seconded, to adjourn the meeting at ~ 7:50 PM.  
motion carried. Vote: 5-0

Respectfully submitted,

Lawrence Kauffman  
Recording Secretary