

## Conewago Township Board of Supervisors

March 05, 2024

### **-Call to Order & Pledge of Allegiance:**

The regular meeting of the Board of Supervisors was held at 490 Copenhaffer Rd. York, PA 17404. The meeting was called to order by the Chairperson Wilhide at 6:00pm. Those in attendance were Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), John MacDonald (Supervisor), Derek Rinaldo (Engineer), Steve McDonald (Solicitor), Lieutenant Neidigh (NYCRPD), Josh Kopp (PWD/Manager), Fritz Neufeld (Zoning Officer).

### **-Public Requests:**

-Katherine Bob, Copenhaffer Rd. presented to the board about the use of Eichelberger Lane. Her attorney suggested she come to a board meeting to express her concerns. She is concerned about the use of this lane with Freedom Square and possibility the emergency use. She would like this lane to stay as is with no improvements and not making it a 40-foot road. There is a 40-foot right of way, but we do not see in the plans them making it a 40-foot road, at least not at this moment. Her attorney has talked to the Freedom Square attorney. Solicitor MacDonald would like her attorney to talk to him.

-Todd Miller, Dylan Dr. is part of the Bennett Run HOA. He is concerned that we voted to only allow non-profits to use the building once per month free of charge. He is asking for a waiver to still use the building for free for the next couple of meetings. They are allowed to use the building for free of use the two weekly meetings in March 2024.

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

**-Approval of Previous Minutes:** Motion by Supervisor MacDonald, second by Chairperson Wilhide, unanimously carried to approve the February 2024 minutes. Vote: 2-0

**Resolution 2024-07 Small Flow Sewage Treatment Facility:** A home on Lewisberry Rd. that has a failing system and there is no place to put the new system or fix it up. This is an on-lot system water treatment plant for a single residence. They use the creek in the back to discharge the water into, it needs to be tested every month. There is actually one up the road a bit further. Currently they have a septic tank that needs to be pumped monthly which is a big expense. The monthly report gets sent into DEP. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve Resolution 2024-07. Vote: 3-0

### **-Planning & Zoning:**

Gray Concrete LD: Eric Johnson, from Johnson & Associates presented on behalf of the Gray Concrete plan. This plan takes place on Mill Creek Road. They currently operate a business on this property and there is also a single-family home on this property. They went before the Zoning Hearing Board back in 2022 and they were successful with the board to expand the use of the property. They plan to construct four additional buildings for material storage. They also would like to pave some areas on the site. This will require the NPDES permit because the disturbance is over one acre. The majority of the business is off site, sometimes they might have

people come in to talk about what color concrete they want and whatnot, but it is mostly employees picking up material. There are five waivers with the plan.

Waiver 1: A waiver to skip the review of the preliminary plan. Derek Recommends approval of this waiver. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve Waiver 1, going straight to the final plan. Vote: 3-0

Waiver 2: Waiver to approve the scale of the plan, they are showing the plan 1 in to 40 feet which is actually better than what our requirements are of 1 inch to 50 feet. Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve Waiver 2, the plan scale. Vote: 3-0

Waiver 3: Waiver to approve keeping the roadway 22 feet wide although requirements are 32 feet wide. The Grays would be responsible for widening half of this, which would be 5 feet. They are asking to make a fee in-lieu of which would be \$47/sq. yard. They are asking not to pay the full frontage. The proposal is for 140 sq. yards, which comes to \$6,580. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the waiver of widening the road and taking the fee in lieu of at \$6,580. Vote: 3-0

Waiver 4: Waiver to approve having 2 driveways on the same street serving the same property. Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve having 2 separate driveways on the same property. Vote: 3-0

Waiver 5: Waiver to only have one concrete monument. C.S. Davidson and the Planning Commission recommend having two concrete monuments on the property. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve this waiver CONTINGENT upon having TWO concrete monuments (NOT one). Vote: 3-0

Motion by Supervisor MacDonald, second by Chairperson Wilhide, unanimously carried to conditionally approve the Land Development plan contingent upon the NPDES permit approval with any significant changes in the permit AND the C.S. Davidson February 29, 2024 letter.

\*Freedom Square did not attend this meeting\*

**-Reports:**

Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the February Building report and the February Police Report. Vote: 3-0

**-Treasurer's Report:**

-Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the February 2024 financial report. Vote: 3-0

**-Manager/Road Report:**

-Annual bids will be opened Monday at 12pm.

**-Solicitors Report:**

Northpoint Indemnity Agreement: Stacy McNeal represented Northpoint. This agreement goes hand in hand with PennDOT HOP. Solicitor MacDonald recommends approval of this agreement. Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the Northpoint Indemnity Agreement. Vote: 3-0

**-Engineers Report:**

-Derek briefly discussed the Bull Rd intersection improvements. Now the developer is also discussing improvements at the Canal Rd/Susquehanna Trail intersection. Mark Henise will review what the developer is proposing. Lorreta and a Zoning member plan to attend the meeting at Dover Township.

**-Unfinished Business:**

Comp Plan Update: Supervisor MacDonald said there was not too much movement with the Comp Plan over the past month but there is a public meeting set for March 25<sup>th</sup> (the meeting is March 26th this was a miscommunication) at Manchester Township building from 6pm-8pm. This is for all three municipalities to come together.

**-New Business:**

**-Other Business:**

-Mr. Dennis asked when we plan to fix the pipe that got damaged on Locust Point Rd from when the tractor trail got stuck. That is a state route, so we unfortunately do not have any information on when that will be fixed. Josh will contact PennDOT to see if we can get any information.

There was a discussion about the traffic on Bull Rd/Canal Rd.

**Adjournment:** Meeting adjourned at 7:04pm

Respectfully submitted,

Shanna Housman  
Office Administrator