

Conewago Township Board of Supervisors
November 2nd, 2021

-Call to Order & Pledge of Allegiance:

The regular meeting of the Board of Supervisors was held at the Township Municipal Building. The meeting was called to order by the Chairperson Wilhide at 7:00pm. Those in attendance were Lorreta Wilhide (Chairperson), Brian Klinger (Supervisor), John MacDonald (Supervisor) Steve McDonald (Solicitor), Terry Myers (Engineer), Josh Kopp (PWD/Manager), Shanna Housman (Administrative Assistant), and Fritz Neufeld (Zoning Officer). There was an executive session before the public meeting.

-Stephen Zimmerer Military Resolution Recognition

-Public Hearing- Freedom Square: Dave Tshudy from Troutman Pepper represented Tim Pasch and Freedom Square, LP. This hearing went through the different tabs in the packet they provided. Discussions followed.

There will be a traffic study being done that is scheduled for the middle-end of this month. Chris from RGS Associates went over the plans. Right now, it looks like a traffic circle will be on Canal Rd. There will potentially be retail shops, apartments, hotels and business offices, single family homes, 55+ adult community, and a retirement community.

Tab D: Lot by lot deviations.

Tab E: The different streets. Mostly only the collector streets will be adopted by the Township.

Tab F: Architectural Standards of the development

Tab G: Traffic Study

Tab H: Water Availability

Tab I: Phasing Schedule

Tab J: Requested Uses of the Areas

Tab K: Open Space Areas

Tab L: Conceptual Layout

Tab M: Economic Impact Report presented by Amy Kronenburg from GMS.

Lorraine Resser, Bowers Bridge Rd questioned what influence the school has. The school does not really have any influence. The school does not vote on this, they are expected to grow as we grow. Angela Kinard, E. Canal Rd. would like to know what would happen if her house burnt down. Would she be able to rebuild? She could. Lynn Kann, Copenhaffer Rd. questioned if YCPC recommended this. The York County Planning Commission does not usually give recommendations for conditional uses.

There was a request to continue the public hearing to the December 7th, 2021 BOS meeting.

Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the continuation of the public hearing for Freedom Square to the December 7th BOS meeting. Vote: 3-0

-Recognition of Public Requests: Todd Horst, E. Canal Rd. would like the board of supervisors to continue to work on reviewing the different zoning rules. His family came before the board for a variance for having animals in an R2 Zone.

Josh Henise, Weire Rd. would like to see more updates on the website.

Steve Zimmerer, Old Stone Way has some drainage issues. Terry and the developer have both come out and looked at this. The problem is that NPDES Permits are at the state level not the local.

Dan Shade, New Court would like to see a recreation department in the Township. We would also like to continue to grow, we are just still getting caught up with some employee turnover.

Resolution 2021-09: PEMA/FEMA Contact

Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve Resolution 2021-09 with Joshua Kopp, Township Manager as the main contact. Vote: 3-0

-Approval of Agenda: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the October 5th, 2021 agenda. Vote: 3-0

-Approval of Previous Minutes: Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the previous minutes of October 5th, 2021. Vote: 2-0

-Approval of Budget Meeting Minutes: Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the October 20th, 2021 Budget Meeting Minutes. Vote: 3-0

-Planning & Zoning:

Lester Hollerbush Property: Marc Roberts is the attorney for Pearl Hollerbush, the owner of the property. This has been an ongoing issue that the subdivision was approved but was never signed by the board in 1974. Attorney Marc Roberts hopes that this can be resolved by having the Township sign the affidavit that is just signing off on it saying the information is correct. Basically, just saying that these are the facts as far as we are aware. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve Fritz Neufeld signing this affidavit. Vote: 3-0

Fox Run Heights: This is a 129-lot subdivision. The board would like to see a HOA owned park in the neighborhood. NPDES permits are still needed so the board did not approve this subdivision, an extension was needed. Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve a 90-day extension. Vote: 3-0

Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve waivers 1-5 for Fox Run Heights. Vote: 3-0

Catholic Diocese: Chad Smith from Steckback represented the church for the conditional approval of the subdivision plan. The condition is that whoever buys the land knows that they must test the water. Waiver on water, no well testing until development would take place. Final subdivision is conditional upon C.S. Davidson November 1st, 2021 letter. Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the conditional approval subject to C.S. Davidson's November 1st, 2021 of the subdivision plan. Vote: 3-0

-Reports:

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

-Treasurer's Report: October 2021 Financial Report

-Motion by Supervisor MacDonald, second by Supervisor Klinger, unanimously carried to approve the October 2021 financial report. Vote: 3-0

-Road Report:

Started working with FEMA/PEMA to hopefully start getting reimbursed for damage. There is a meeting scheduled for Hilton Avenue.

-Solicitors Report: Steve McDonald reported on the following:

The Cubes: There will be one lump check coming when the Developer's Agreement comes to be signed. Motion by Supervisor MacDonald, second by Chairperson Wilhide, unanimously carried to approve the developer's agreement. Vote: 3-0

570 Locust Point Rd: Steve will update us next month if there will be a citation against the owner.

Solar Farm's Letter of Credit: Steve sent this back to the owner for comment.

-Engineers Report: Terry Myers reported on the following:

Hilton Avenue: There is a meeting scheduled to discuss the parts that were damaged by the flood. Just to get winter maintenance put in place.

-Unfinished Business:

-We have some more calls in to different grant writers, we are still looking.

-New Business:

-Civil Engineering for new building: Motion by Supervisor Klinger, second by Supervisor MacDonald, unanimously carried to approve the civil engineering for the possible new building. Vote: 3-0

-Budget Advertisement: Motion by Supervisor Klinger, second by Supervisor MacDonald to approve the 2022 budget be advertised. Vote: 3-0

-Other Business:

We are still currently working on the newsletter.

Drive-thru Santa here at the township building on Saturday, December 4th from 10-11am.

-Adjournment: Meeting adjourned at 9:57 pm

Respectfully submitted,

Shanna Housman
Administrative Assistant