

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

February 22<sup>nd</sup> 2021

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by, Vice Chair Daryl Hull, Chairman Charles Zitnick via phone, Lawrence Kauffman, Brandon Musser, engineer Derek Rinaldo of C.S. Davidson's and Fritz Neufeld acting secretary were also present. Absent was Mary Jane Collins.

### **PLEDGE OF ALLEGIANCE:**

**Approval of previous meeting:** Motion by Lawrence Kauffman 2<sup>nd</sup> by Brandon Musser to approval the January 25<sup>th</sup> 2021 minutes. Motion carried. Vote recorded 3-0

**Recognition of public requests:** None

**New Business:** CASE NO. 03 2021: Rodney J. Haberstroh a Special Exception Request- Pursuant to Section 627.b. Expansion/Alteration of a Non-conformity of the Conewago Township Zoning Ordinance #322. Proposed is in the Industrial Zone addressed 595 Locust Point Rd. York, Pa. 17406. Tax Map: NH Parcel: 71 It was determined the building will meet the set-backs. Also stormwater will need to be addressed. Motion by Daryl Hull, 2<sup>nd</sup> by Lawrence Kauffman to recommend approval the expansion/alteration of a residential use in an industrial zone that includes a garage building. Motion carried. Vote recorded 4-0.

Ridgeline Warehouse Land development presented by Presented by Joe Peters of Snyder Secary & Associates, LLC along with Charles M. Courtney of McNees Wallace & Nurick LLC, Owner Chris Ciliberti and Craig Mellott of Traffic Planning and Design. It was discussed the validity of the general notes on the plan as opposed to be in the developer's agreement. This is a legal issue. The board reviewed see attached Additional General Notes Item #1, the access to the facility is only a local road not an arterial or collector as required by Section 673.c. of the Conewago Township Zoning Ordinance # 322. Improvements to Cloverleaf Road should be 3 lanes. Center lanes designated left turn to enter the Ridgeline facility and the Susquehanna Trail. This will be looked into for existing ROW to use. It was suggested that the road be reconstructed to make it an arterial or collector. Item #2 the existing Eastern buffer is adequate being adjacent to another business with large equipment. No further improvements needed. Item #3 needs to be reviewed by legal to make sure that if the facility is sold to another owner that they are bound by either the notes on the plan or the developer's agreement. Item #4 it was asked could this land be used as a park or some kind of recreational area. It could be dedicated to the township or some kind of easement to allow use by the township. There are liabilities associated with the public having access to privately owned land. This will need to be worked out with the BOS. At present it is proposed as private preservation. If the BOS are interested in something else like we talked previously they will have to ask. At the next meet let the Planning Commission know if this is doable so information can be forwarded to the BOS.

Item #5 WHITE NOISE back-up alarms was demonstrated by Chris Ciliberti. Members familiar with the white noise back-up alarm noted you can hear them close by but the sound doesn't carry. It was requested that more information be emailed to the zoning officer on the specs of the White Noise Back-Up Alarm. Item #6 the question why can you not make the no left hand turn out of the facility with the same concrete island design as the plan on the Locust Point Rd. facility. This needs more work to deter the ability of trucks leaving the facility.

Members of the Planning Commission are not satisfied that no real solution has been shown to correct the traffic issue at Susquehanna Trail and Cloverleaf Rd. This was an issue with the prior developer. Submission to PennDot has not been made for the improvements. We are waiting for E.L.A. Groups review comments of the Traffic Impact Study prepared by Traffic Planning and Design Inc. See attached. It strongly suggests that the developer work with Penn Dot to mitigate the impacts of the traffic. This comments letter and reportable and non-reportable accidents from the past 5 years will be part of the re-submission to Penn Dot around March 2<sup>nd</sup> 2021. In 3-4 weeks (April, May) to hear back. A copy of the report will come from C.S D. & forwarded to Planning in an electronic PDF format. Copy also to be sent to Mike Keiser. What does the Planning want if in exchange if PennDot does not approve the light? Is the Planning's position to not support the project without the light or is the position that if we don't have a signal then improvements to Cloverleaf Rd.? Either position the BOS takes, it was suggested that no trucks in or out of the facility or occupancy (C/O) issued until the traffic issue improvements are complete. Construction of the facility and improvements should coincide with each other.

See attached: The Developers Agreement page 2 Site improvement A. 1. strike the Township Bond option, Daryl Hull suggested only an irrevocable stand by Letter of Credit to be acceptable.

Existing Traffic light upgrades with pre-empters both ways estimated at \$74,500. Stated this is too low. PennDot improvements estimated at \$200,050.00 for new light. Stormwater Agreement with Aaron Enterprises & Ridgeline being worked out. Possible relocation of Locust Point Rd. further away from I-83 ramps was discussed to help traffic congestion. A list of concerns to be e-mailed to the zoning office. Then compiled and forwarded to Ridgeline to be finalized at the March 22<sup>nd</sup> 2021 Planning Mtg. and passed on to the BOS for April 6<sup>th</sup> 2021 mtg. LERTA has not been looked into.

Motion by Daryl Hull 2<sup>nd</sup> by Brandon Musser to table the plan till March 22<sup>nd</sup> 2021. Motion carried. Vote recorded 4-0

**OLD BUSINESS:**

**ADJOURNMENT:** Meeting adjourns at 9:30 Motion by Brandon Musser 2<sup>nd</sup> by Lawrence Kauffman Motion carried. Vote recorded 4-0

Respectfully submitted,



Fritz Neufeld  
Acting Secretary

