

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

August 27th 2018

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by Chairman Charles Zitnick, Daryl Hull, Jim McCoy, Mary Jane Collins, Robert Fogel, and Albert Neufeld acting secretary and C.S. Davidson representative Derek Rinaldo E.I.T. were also present.

PLEDGE OF ALLEGIANCE

Recognition of public requests: None

Approval of previous meeting: Motion by James McCoy 2nd by Mary Jane Collins to approval the May 24th 2018 minutes. Motion carried. Vote recorded 5-0.

NEW BUSINESS: Rutter's Corporation Store # 54 in Strinestown, Land Development Plan presented by Tim Bieber Project Manager for Rutter's. See attached, C.S. Davidson's comments review letter, dated August 27th 2018. All comments are administrative and will be addressed prior to the Board of Supervisors meeting, September 4th 2018. Comment #4 of C.S. Davidson letter will require a waiver. There are no new impervious surfaces to effect the existing Stormwater facility. Motion by Daryl Hull 2nd by Charles Zitnick to recommend the waiver request for a fee in lieu of road widening. Motion carried. Vote recorded 5-0. Motion by Charles Zitnick 2nd by Mary Jane Collins to recommend the waiver request to combine the Preliminary and Final Land Development Plan. Motion Carried. Vote recorded 5-0. Motion by Charles Zitnick 2nd by Rob Fogel to recommend the waiver request for the plan scale of 1 inch equals 30 feet, instead of 1 inch equals 50 feet. Motion carried. Vote recorded 5-0. Charles Zitnick proposed a note to be added to the plan in regards to future traffic issues on the Susquehanna Trail in front of the Rutter's facility was given to Tim Bieber. If a traffic study is done that they would participate and except the outcome of the results and the studies requirements. Tim will take this back to the owners for their review. Dave Clouser, 90 Kern Rd. concerns with directional traffic sign issues. Motion by Charles Zitnick 2nd by James McCoy to recommend approval of the Land Development Plan as submitted with C.S. Davidson's comments letter be addressed. Motion carried. Vote recorded 5-0.

GNAP Development LLC, Re-Zone Proposed/Request Ronald Boltz Property from Agricultural to Industrial, presented by Charles M. Courtney with McNeese Law, VP Brian K. Kobularcik, P.E. with Goodman Development, Ronald M. Secary, P.E. with Snyder, Secary & Associates, LLC and Craig Mellott, P.E., PTOE with Traffic Planning and Design, Inc. each made comments to the project in their field. The Boltz property has 3 sides that are adjoining the Industrial zone. This would be a logical extension of the existing Industrial zone. The property is in close proximity to Inter-State 83 and be served by public water, sewer and other public utilities that are existing on Cloverleaf Rd. The purpose for the re-zone is to allow for a Logistic warehouse building project. GNAP has already been meeting with PennDot to help work out existing and future traffic issues associated with this project. Building Height, Noise, Lighting, Screening/Buffer Zone, Stormwater and Road Improvement to address traffic issues were all discussed and will meet the Conewago Township and PennDot requirements. Charles Zitnick noted, the ridge from Kern Rd. to the SW is a natural boundary separating Industrial from Agricultural and has served as sound light barrier. Aaron Enterprises is in 2 zones. Traffic issues is understood that it is not an easy fix the time line to correct should be before adding more traffic. Cloverleaf Rd. is not classified as an arterial or collector. Daryl Hull had concerns for Stormwater on Aaron Enterprise and the new proposed facility, Back up alarms on trucks, sewer possibilities and Emergency access from Green Spring Rd. Public comments: George Herman 960 E. Butter Rd.- Issue with getting on to Cloverleaf from the Susquehanna Trail. Hank Bryner 350 Cloverleaf Rd. - No public road frontage. Can we not use buildings that are empty? Dave Clouser 90 Kern Rd. - Consideration given to Traffic, Safety Emergency and Building Height. Time limits set to meet Land Development requirements and be strictly enforced. Gina Krout 80 Kern Rd. - suggest that a plan should be in place to guarantee how the traffic will be addressed. Jody Newcomer 390 Cloverleaf Rd. - it does not fit the current Comprehensive Plan

for the County and the Township, it does not fit the Township's Zoning Requirement's, it has a negative impact on the residential property owners. Traffic is also an issue. Roads not designed to handle. Open Farm Land should be preserved by the Ag Preservation. It does not promote quality of life to the surrounding residents, with noise and light pollution. Not in the growth area. Requesting an accident report from the last 5 years from the Northern York County Regional Police. Being a resident I was not given the record it has to come from the township office. Action shall not be taken at this time to Re-Zone this property. The residents need time to think about what is being proposed here. Ted Jensenius 50 Cemetery Rd. - This property can be farmed. Property across the street is farmed. A farm must be farmed to be profitable. Charles M. Courtney with McNees Law explained that a land development plan can be submitted to the planning without the property being properly zoned but it would not go any further no action could be taken. GNAP can impose in connection with a zoning amendment, so this amendment could get up dated so it proposes a re-zoning. We can also take a look at the township performance standards for this type of use if we have and if we don't we can create them or supplement them so that if and when an amendment gets adopted that what GNAP are proposing are actually mandated then all of the issues that we have been talking about will be a requirement. Neal Gingerich 440 Cloverleaf Rd. questioned the Lerta if requested. Charles M. Courtney said the Goodman project in Newberry Township, No Lerta. Back-up alarms are required Freight Motor Carriers. Motion by Charles Zitnick 2nd by Mary Jane Collins to recommend to deny the re-zone based on the long standing of the natural ridge line boundary separating zones, Yes the Traffic can be fixed, we don't have enough information to get a real fix to address the issue we need PennDot. It was noted to GNAP that a developer's agreement would be put in place. Motion Carried. Vote recorded 4- 1- Daryl Hull voted no.

ADJOURNMENT: Meeting adjourns at 9:00PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld
Acting Secretary