

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

October 28<sup>th</sup> 2019

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, Mary Jane Collins, Lawrence Kauffman, Brandon Musser and Albert Neufeld acting secretary and Derek Rinaldo of C.S. Davidson were also present.

### **PLEDGE OF ALLEGIANCE**

**Approval of previous meeting:** Motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to approve the August 26<sup>th</sup> 2019 minutes. Motion carried. Vote recorded 5-0

**Recognition of public requests:** None

**New Business:** JLM Real Investments LLC- Final Land Development Plan, Dollar General Proposed is in the Village Zone addressed 3457 Bull Rd. York, Pa, 17404 Tax Map: KG Parcel: 68A was presented by Kevin P.J. Melocheck of JLM Real Investments LLC. C. S. Davidson's comments letter dated October 23<sup>rd</sup> 2019 was reviewed by the commission. Stormwater comments will be reviewed by C. S. Davidson's. See Attached. Interior truck movement was requested. 2 waiver requests:

On a motion by Charles Zitnick 2<sup>nd</sup> by Mary Jane Collins to recommend the request of Section 303 of the Conewago Township SALDO of Preliminary and Final Plans to be as one submittal. Motion Carried. Vote recorded 5-0.

On a motion by Daryl Hull 2<sup>nd</sup> by Lawrence Kauffman to recommend the request of section 309.C.1.c of the Conewago Township SALDO for Design standards for Detention/Retention Basins requirement of 4:1 side slope to be 3:1. Motion carried. Vote recorded 5-0.

On a motion by Daryl Hull 2<sup>nd</sup> by Mary Jane Collins to recommend approval pending the comments of C.S.Davidson's letter dated October 23<sup>rd</sup> 2019 and the submission of the interior truck movement. Motion carried. Vote recorded 5-0

Snyder-Secary & Associates, LLC – Sketch Plan – Boltz Farm Property presented by James S. Snyder of Snyder-Secary & Associates and Chris Ciliberti of Ridgeline Property Group. The presentation was to meet the prospected owners/developer and their intent and to discuss issues of concerns from the commission. The developer is working with all the same law and engineering firms as previous developer. Questions were generated from the traffic study application that was submitted along with the sketch plan. A PennDot scoping meeting is scheduled for November 21<sup>st</sup> to discuss, here's our project, this is what we propose to study. We anticipate, with PennDot input, improvements will be needed. Once they know what PennDot is requiring a more detailed study will be done to address their concerns, i.e. light signaling, extra turn lanes and extra lanes on the ramps. It was suggested if possible to rout truck traffic to Cross Farm Ln. to help alleviate traffic at Cloverleaf Rd. and the Susquehanna Trail. The previous developer agreed to a letter of intent, which Mr. Boltz has, to address the residents' concerns, i.e. buffers, lighting and backup alarms etc. This would become part of the developer's agreement at a time before the Land Development is approved. Locust Rd. improvements should be addressed with this land development. Traffic is the greatest issue that needs to be addressed. It was mentioned that if PennDot wants the developer to construct a new interchange they are done. The November 21<sup>st</sup> 2019 scoping meeting with PennDot will determine the next course of action if any. At the end of the meeting the developer thanked the commission for their input and got a good feel of what the public and the township would like to see. No action taken.

**ADJOURNMENT:** Meeting adjourns at 8:25PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld  
Acting Secretary

