

Conewago Township Planning Commission

6:00 PM, September 25, 2023

Present: Charles Zitnick (Chairman), Daryl Hull (Vice Chairman), Lawrence Kauffman, Gregory Smith, Brandon Musser, Fritz Neufeld (Zoning Officer), and Derek Rinaldo (Engineer with C. S. Davidson Inc.)

A. Meeting was called to order at 6:00 PM by Chairman Zitnick, with the Pledge of Allegiance.

B. Previous meeting minutes: Daryl Hull moved, and Charles Zitnick seconded, that the minutes of the August 28, 2023 meeting be approved. Motion carried. Vote: 5-0

C. Public requests and Old Business: none

D. New Business:

1. Edward Arnold requested a variance in the set-back requirement (Number 322, Section 305.e and Number 363) for his house so that it would be in line with his neighbors, which would be about 80 feet from Copenhaffer Rd. He said that when the houses were developed originally the builder chose the set-back distance. Charles Zitnick moved, and Brandon Musser seconded, to recommend approval of the variance in the set-back from the property line in order to be in line with the other houses. Motion carried. Vote: 5-0

2. Scott Massey reviewed the Preliminary/Final Subdivision & Lot Consolidation Plan for properties off Sheep Bridge Road, near Conewago Creek. Of the 4 parcels involved, 2 will be combined, and the acreage in the 2 of them will be slightly adjusted, with the creation of a section that will allow access to the most distant parcel. Daryl Hull moved, and Gregory Smith seconded, to recommend approval of the Plans, contingent upon the completion of the administrative comments in the CS Davidson, Inc. letter of September 20, 2023. Motion carried. Vote: 5-0

3. Charles Courtney reviewed the updated Subdivision Plan and Preliminary/Final Land Development Plan for Hanover Locust Point Industrial Park. He reviewed the progress on the emergency access to building #2, the emergency access to the roofs of each building and the placement of the fire hydrants. Corey Johnson said the emergency access will be adjacent to the 2-lane road leading to the building. It will be the third lane, dedicated solely for emergency use. The road leading to the building will be 43 feet wide except for the bridge, where it will be 40 feet wide. He also said the fire hydrants will be located at a distance from each building (to keep them operable in the event of a building collapse).

Jarred Neal discussed the signage needed to keep trucks off Locust Point Rd. north of the warehouses. The current signage is not adequate, and Penn Dot is being asked to install more signage. He said that In lieu of Penn Dot, they will add more signage. The township added orange diamonds to the signs to make them easier to notice. Daryl said that the Township Supervisors should request enforcement of the restriction through ticketing. The access road configuration should also discourage trucks from turning left at Locust Point.

The curve on Locust Point will also be softened to improve the flow year-round. The state also needs to approve the planned access to Locust Point Rd.

Daryl moved, and Gregory Smith seconded, to recommend conditional approval of the Subdivision Plan, with the completion of the 2 administrative comments on CS Davidson letter of September 19, 2023. Motion carried. Vote: 5-0

Under the Land Development Plan, stormwater management comments will be forthcoming. Corey reviewed the placement and capability of each of the retention basins, the infiltration rate, and the 25 year and 100-year storm requirements. Several neighbors commented on the current stormwater flow coming down Locust Point Rd. going southeast. Corey said that the bio-retention basins, of almost 2 acres, will divert a lot of the current run-off.

Charles Zitnick moved, and Gregory Smith seconded, to recommend approval of a waiver request (SALDO 513.A.) to allow one point of access for the two lots along Locust Point Rd. Motion carried. Vote: 5-0

Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the stormwater comment on CS Davidson letter of September 19, 2023. Motion carried. Vote: 5-0

Charles Zitnick moved, and Brandon Musser seconded, to recommend approval of the waiver request to allow 3:1 basin side slopes (Section 309C.c.). Motion carried. Vote: 5-0

Charles Zitnick moved, and Daryl Hull seconded, to recommend approval of the 8-24-23 drawing revisions of the two Plans, as modified by the 3 CS Davidson letters of September 19, 2023, and contingent upon comment completion plus a note outlining the building emergency roof access stairways and the fire hydrant distances from the buildings. Motion carried. Vote 5:0

Brandon Musser moved, and Charles Zitnick seconded, to recommend approval of the vacation, or abandonment, of the 40 foot Right-of-way for Township Road. Motion carried. Vote 5:0

Gregory Smith moved, and Charles Zitnick seconded, to adjourn the meeting. Motion carried. Vote 5:0 Meeting adjourned at 7:09 PM. The next scheduled meeting is October 23, and following that would be November 20,2023.

Respectfully submitted,

Lawrence Kauffman,

Recording Secretary