

**CONEWAGO TOWNSHIP PLANNING COMMISSION
ADAMS COUNTY
541 OXFORD AVENUE, HANOVER, PA 17331**

November 3, 2011

1. COMMENCE OF REGULAR MEETING

The Regular Meeting of the Planning Commission for November 3, 2011 was called to order by Mr. Neiderer (Chair Person) at 7:00 p.m. in the Conewago Township Administration Building at 541 Oxford Avenue, Hanover, PA followed by the Pledge to the Flag.

The following Planning Commission Members were in attendance:

Richard Neiderer, Chair Person
Dave Barnhart
Ted Bortner
John Strevig

The following individuals were also in attendance:

David Arndt, Jr., Zoning/Code Enforcement Officer/BCO
Eric Mains, Township Engineer, Buchart Horn, Inc
There were 22 people in the audience

2. MINUTES OF PRIOR MEETING

Planning Commission, Regular Meeting Minutes from 10/6/2011, for adoption.

Mr. Bortner made a motion, which was seconded by Mr. Strevig, to adopt the Regular Meeting Minutes.

Vote: 4-0

The 10/17/2011 Board of Supervisor's Meeting draft minutes were acknowledged.

3. SUBDIVISION AND LAND DEVELOPMENT

- No activity

4. OTHER BUSINESS

■ **Sheaffer Property**

There was discussion regarding the maintenance responsibility of the stormwater basin located within Lot 1. LaVere Grimes, a member of the Executive Board of the Perserves Homeowners Association and currently serving as President of the board provided and read a letter noting the Associations is not objecting to Mr. Sheaffer's plan to build 11 homes on the parcel of land adjoining to the Perserves. The Perserves residents are objecting the proposed method for controlling stormwater, and the future maintenance of those systems involved. Mr. LaVere also stated it would seem to be far more effective to have the Homeowners Association, the Developer, and the Township Engineer to meet, discuss, and agree on a solution to the concerns. Several other residents agreed with the letter.

After a lengthy (interactive) discussion with the board, the developer and members of the audience, regarding maintenance and concerns of perpetual maintenance responsibilities, the board felt it best to allow Mr. Sheaffer to meet with the Perserves HOA and discuss their specific concerns. Also, Mr. Bortner mentioned that there are outstanding Engineer fee's for the Sheaffer Property that need to be satisfied prior to any further billable efforts by the Township Engineer.

Mr. Barnhart made a motion, which was seconded by Mr. Bortner to recommend to the Board of Supervisors to table the Final Plan until Mr. Sheaffer meets with the Perserves Homeowners Association and report back to the December 1, 2011 meeting.

Vote: 4-0

■ **Land Development Plan Resubmission Policy Guidelines**

After a brief discussion on the need to provide an expedited option for the developers in certain instances, within the confines of the existing rules (using a daytime workshop option), the Board decided to take action and recommend to the Board of Supervisors.

Mr. Strevig made a motion, which was seconded by Mr. Barnhart to recommend to the Board of Supervisors to approve the Land Development Plan Resubmission Policy Guidelines.

Vote: 4-0

5. ANNOUNCEMENTS

- ▶ The Board of Supervisors meeting - 11•21•11 at 7:00 pm.
- ▶ The Zoning Hearing Board - 12•7•11 at 7:00 pm.
- ▶ The Planning Commission meeting - 12•1•11 at 7:00 pm.

A motion to adjourn at 8:28 PM was expressed by Mr. Strevig; the motion to adjourn was seconded by Mr. Barnhart.

Vote: 4-0

Respectfully submitted,

David Arndt, Jr.
Zoning/Code Enforcement Officer/BCO

Official Record