

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

October 6, 2011

---

**1. COMMENCE OF REGULAR MEETING**

The Regular Meeting of the Planning Commission for October 6, 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  
Tom Klunk

The following individuals were also in attendance:

David Arndt, Jr., Zoning/Code Enforcement Officer/BCO  
Eric Mains, Township Engineer, Buchart Horn, Inc  
There were 9 people in the audience

**2. MINUTES OF PRIOR MEETING**

Planning Commission, Regular Meeting Minutes from 9/1/2011, for adoption.

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

**Vote: 4-0**

The 9/19/2011 Board of Supervisor's Meeting draft minutes were acknowledged.

**3. SUBDIVISION AND LAND DEVELOPMENT**

**■ Rte 116 Beer Xpress**

There was some discussion regarding the island within the ATM area. A representative for the plan, Ted Decker, of Group Hanover Incorporated, stated the island would be revised on the Final Plan to better align with the parking lot.

**Mr. Bortner made a motion, which was seconded by Mr. Klunk, to recommend to the Board of Supervisors for conditional approval contingent of the Final Plan for the Rte 116 Beer Xpress showing the revised traffic pattern within the ATM area.**

**Vote: 4-0**

**4. OTHER BUSINESS**

**■ Sheaffer Property**

There was discussion regarding the revised plans that were submitted to the Township Engineer for review. The Planning Commission had concerns with the possibility of this project causing an increase of water discharged into Conewago Township. Several residents from the Preserves stated there is already a drainage issue and want to make sure this project does not increase the problem. It was also discussed that the submitted plan did not include the Post Construction Stormwater Management Plan which would contain the necessary maintenance obligations for each stormwater facility. The LDP only includes maintenance requirements for the "infiltration trenches". Given the critical connection between proper maintenance of all interconnected systems and the potential for downstream issues, the Planning Commission Members would like to review this plan prior to recommending approval to the Board of Supervisors.

**Mr. Bortner made a motion, which was seconded by Mr. Barnhart. To recommend to the Board of Supervisors to not approve the Final Plan until the Post Construction Stormwater Management Plan has been submitted and reviewed by the Township.**

**Vote: 4-0**

**5. ANNOUNCEMENTS**

- ▶ The Board of Supervisors meeting - 10•17•11 at 7:00 pm.
- ▶ The Zoning Hearing Board - 11•2•11 at 7:00 pm.
- ▶ The Planning Commission meeting - 11•3•11 at 7:00 pm.

**A motion to adjourn at 8:32 PM was expressed by Mr. Klunk; the motion to adjourn was seconded by Mr. Barnhart.**

**Vote: 4-0**

Respectfully submitted,

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

Official Record