

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

September 27th, 2021

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by, Chairman Charles Zitnick, Vice Chair Daryl Hull, Lawrence Kauffman, Brandon Musser, Chris Montgomery, engineer Derek Rinaldo of C.S. Davidson's and Fritz Neufeld acting secretary were also present.

PLEDGE OF ALLEGIANCE:

Approval of previous meeting: Motion by Lawrence Kauffman 2nd by Daryl Hull to approval the August 23rd, 2021, minutes. Motion carried. Vote recorded 5-0.

Recognition of public requests: None

NEW BUSINESS: Final Land Development Plan for Catholic Diocese of Harrisburg presented by Chad Smith of Steckbeck Engineering & Surveying, Inc. The property is located at 535 Conewago Creek Rd. Manchester Pa. 17345 tax Map: NH Parcel: 58. The 35acre parcel to be subdivided in 2 parcels, lot #1, the church having approximately 16acres and lot #2 the residual having approximately 18 acres. Existing driveway on Lot #2 will have road access to Locust Point Rd. approximately 100ft. No plans are to develop the property. The purchaser of the lot is responsible for any road access issues with Penn Dot for uses other than Residential. The property is served by, Conewago Township Sewer Authority, thru a privately owned 30' easment. A motion by Daryl Hull 2nd by Lawrence Kauffman recommend waiving the Water Facilities Feasibility Report as required Section 404 of the Subdivision Land development Ordinance #324. Motion carried. Vote recorded 4-1. Charles Zitnick abstained he's a member of the church. A motion by Chris Montgomery 2nd by Lawrence Kauffman to recommend to conditionally approve the plan subject to any outstanding comments of C.S. Davidson's letter dated Sept. 23rd, 2021, and York County Planning's comments letter dated Sept. 24th, 2021. Motion carried. Vote recorded 4-1. Charles Zitnick abstained he's a member of the church.

Freedom Square Conditional Use /Master Plan Development -presented by Dave Tshudy of Troutman Pepper Hamilton Sanders LLP, gave an overview and background of the process of procedures and criteria as set forth in the Ordinance amendment # 362 of Conewago Township, which amends Zoning Ordinance # 322, to add definitions of "Conditional Use" and "Master Plan Development" and to allow Master Plan Development as a use permitted by conditional use within the Village Zone Tim Pasch of Pasch Companies spoke of the excitement of this dream of his for this type of development to put together this size project. Tim said there seems to be incredible interest of people wanting to be on a waiting list and others is it going happen. Tim also spoke of the beauty of the development. The application submitted had a table of contents to help in presenting the plan Tab A thru M. Planning noted that the 10 pages of Application, nicely follows the Zoning Ordinance. The BOS need to watch the bold print under Tab A, The Master Plan there is some deviation from the ordinance

Tab

A- addressed the Master Plan- and Tab B- addressed Land Scaping - Joel Snyder of RGS Associates gave an overview from the previous sketch plans. The project is approximately 458 acres. There are a mix of uses proposed with about 2300 residential units that being residential i.e., single family, apartments, townhomes & senior living. and about 500,000 sf of commercial/Light industrial use area i.e., restaurants, office, retail shops and these types of uses. All commercial uses

will be accessed from within the development. The Master Plan is the road map of how it will look. There is approximately 125 acres of open space. With walking paths thru out the development. Stream restoration proposed will help with stormwater with special plantings along the stream. Recreation area is located down along the creek about 5.5 acres. Proposed are general purpose sports fields. Were Ball fields considered? Fields shown for illustration purposes details still being worked out.

Tab C, is the summary of existing and proposed covenants, declarations, and reciprocal easements. It is proposed for the property a "Master Declaration" from which an association "The Master Association" is formed to govern, manage, and maintain all the common infrastructure facilities serving the Property as whole. The Master Declaration will be structured pursuant to several state acts, governing these types of associations. This section will need to be reviewed by CGA legal counsel for Conewago Township.

Tab D & E- Are a list of deviations from the Zoning Ordinance. from lot coverages, setbacks, loading spaces, parking spaces required, density requirements, parking space setbacks, distance between buildings. Tab E are Subdivision and Land development deviations streets designs. These 2 sections need to be reviewed by C.S.D Conewago Township engineering firm.

Tab F- The Pattern / Architectural Reference Book gives the general design intent of the development in the residential and commercial areas. Style and the aesthetics of buildings are to be sensitive to the surrounding area of the development, that being a traditional architectural look. All aspects of the building construction will be governed by Freedom Square Site Developer. For ensuring the character and the continuity of the proposed development is maintained and preserved, pursuant to the Master Declaration, the entirety of the Property will be subject to the approved Master Plan. The pictures in the book are illustrations of a general concept. To be reviewed by C.S.D.

Tab G- A brief presentation by Craig Mellot with T.I.S. on the traffic scoping study to establish the impact on the surrounding roads. What improvements needed to address those issues. No HOP application to Penn Dot has been submitted. Have been working with C.S.D. on their reviews. The roundabout is felt to be an acceptable traffic improvement. The Planning Commission requested to the BOS that they be a part of the traffic review process.

Tab H- letter in the file Public Water is available. Working with the sewer authority.

Tab I- Is the Phasing schedule of which are 9 scheduled. Beginning at Copenhaffer Rd. & E. Canal Rd. & Lewisberry Rd.

Tab L, J &K- are charts showing by color: Land use Plan, Recreational Area Plan, & Preliminary Storm Water Facility Plan. No review by the Planning Commission.

Tab M- Presented by Amy Kronenberg, Executive V.P. & Director of Economic Development GMS Funding Solutions. Spoke on the assessment of economic impact of Freedom Square on the school district. It is projected that approximately 766 new students may be added by time the project is complete. This information should be given to the Northeastern School. Planning recommended that the township's accounting/ auditor firm to review the report. Attached is a letter Dated September 27th, 2021, with additional comments from C. S. Davidson's office. On a motion by Charles Zitnick 2nd by Daryl Hull recommend forwarding the Conditional Use/ Master Plan Application to the Board of Supervisors having done our review of the application and we are satisfied with it, with the conditions listed by tabs with the BOS getting input from outside parties i.e., CGA, C.S. Davidson and the township auditing firm for their action. Motion carried. Vote recorded 5-0

FINAL DRAFT I-83 Exit 26 Land Use Plan & Briefing Presented by Michelle Brummer and Will Clark. The final draft of the I-83 Land use Plan was July 21st, 2021. An overview discussion of why this plan is needed, What this plan recommends, When this plan is to be implemented, How this plan was prepared and the Plan review & adoption process. Attached is the power point presentation that was presented to the Planning Commission. This information was handed out to the Planning Commission for their review and to make their recommendation at their October meeting. No action was taken.

ADJOURNMENT: Daryl Hull adjourns the meeting at 10:00.

Respectfully submitted,

Fritz Neufeld

Fritz Neufeld
Acting Secretary