

Planning Commission Meeting Minutes

Monday, August 11, 2025

7:00 p.m.

Chairman Pam Shellenberger called the meeting to order on Monday, August 11, 2025 at 7:00 p.m. Chairman Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Martin Peak, Dan Fisher, Josh Wenzel
Members Absent: Keith Hoover, Jarred Texter, Joe Hrapchak
Staff Present: Nate Taggart, Adrienne Kautz,
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from the June 9, 2025 – Chairman Shellenberger entertained a motion to approve the June 9, 2025 Planning Commission meeting minutes. Martin Peak made a motion to approve, Dan Fisher seconded the motion, and it carried unanimously.

New Business

Briefing Item-Revised Final Subdivision and Land Development Plan for Turkey Hill Dairy – The applicant is proposing to subdivide a parcel from the existing tract to construct a new cold storage distribution center a 2601 River Road, Conestoga, PA 17516. The property is located in the Industrial Zone.

Requested Modifications include: 388-19.A. (Plan Scale), 388-38.A. (Traffic Study), 388-42.E & 388-42.G.1.a (Reconstruction of Existing Streets), and 388-42.K.2 & 388-42.K.3 (Curbing).

Brian Cooley, of DC Gohn Associates was in attendance to present the plan along with representatives of Turkey Hill and the Tippman Group.

Turkey Hill is proposing to subdivide 4.3 acres from the existing campus, there will be a proposed freezer which is 75,000 square feet and eight truck docks on the Western side and 12 parking spaces for employees.

Mr. Cooley reported that they have two Zoning Hearing Board decisions regarding this project. The first one was for the Height Variance. The second was a few setback variance requests as well as for not having direct access onto a Public Street. The Zoning Hearing Board granted all requested variances.

We are requesting a few modifications that are listed in the Township Engineer's letter dated August 6, 2025. The Township Engineer did recommend approval of those modifications with the conditions noted

Chairman Shellenberger asked why this building is going to be on a separate lot. Turkey Hill stated that they will have a Capital partner for the project and the partner wants to own the land under the freezer.

Chairman Shellenberger entertained a motion to move the Revised Final Subdivision and Land Development Plan for Turkey Hill Dairy from a briefing to an action item. Martin Peak made a motion, Dan Fisher seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Revised Final Subdivision and Land Development Plan for Turkey Hill Dairy based on the justifications and alternatives provided and subject to the Rettew review letter dated August 6, 2025. Dan Fisher made a motion, Josh Wenzel seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend to the Board of Supervisors to conditionally approve the Revised Final Subdivision and Land Development Plan for Turkey Hill Dairy subject to the Rettew review letter dated August 6, 2025. Martin Peak made a motion, Dan Fisher seconded, and the motion carried unanimously.

Public comment:

No Public Comment

Mr. Taggart reported that the Township is working on some Zoning Ordinance updates and the Planning Commission will be receiving a draft for review before the next meeting.

Adjourn

With no further business to discuss, Keith Hoover motioned to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Keith Hoover
Secretary

Recording Secretary, Adrienne Kautz