

**EAST HANOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
October 19, 2021**

CALL TO ORDER

Chairman Rish called the October 19, 2021, Regular Meeting of the Board of Supervisors to order at 7:09 pm in the meeting room of the Township, 8848 Jonestown Road, Grantville, PA followed by the Pledge of Allegiance. An Executive Session was held at 6:00 pm to discuss Personnel Issues.

Chairman Rish stated that the meetings are audio taped. The tapes are strictly for the use of the Recording Secretary for clarification during preparation of the minutes. The Public Guidelines of Decorum require all individuals wishing to make public comments to do so at the microphone and state their name and address.

IN ATTENDANCE:

SUPERVISORS:

George Rish, Chairman
Chad Leese, Vice-Chairman
Rick Smith
Smittie Brown
Mike Yingling

ALSO PRESENT:

Jackie Wilbern, Assistant Township Manager
Lee Stinnett, Township Solicitor-Salzmänn & Hughes
Aaron Moyer, Township Engineer-HRG
Bryan Ziegler, Public Works Director
Sharon Umberger, Recording Secretary
Ally Spielman, Park & Rec Director

APPROVAL OF MEETING MINUTES:

Mr. Yingling made a motion to **approve the Board of Supervisors meeting minutes from October 4, 2021.** Mr. Smith seconded. **Motion carried 5-0.**

TREASURER'S REPORT

Ms. Umberger presented invoices for payment consideration.

All Funds Balance 8/31/21	\$7,628,514.56		
	Sep Revenue	Sep Expenses	Net Increase/(Decrease)
General Fund	\$ 489,433.20	\$ 575,478.58	(\$ 86,045.38)
Fire Fund	\$ 45,393.64	\$ 1,263.27	\$ 44,130.37
Street Light Fund	\$ 41.91	\$ 631.45	(\$ 589.54)
Liquid Fuels Fund	\$ 18.71	\$ 5,503.82	(\$ 5,485.11)
Total	\$ 534,887.46	\$ 582,877.12	(\$ 47,989.66)
Liability		Increase/(Decrease)	(\$ 19,157.13)
All Funds Balance 9/30/21			\$7,561,367.77

	Invoices due and paid 10/06/21-10/15/21	10/15/21 Invoices for Consideration on 10/19/21	Checks Written against Balance Sheet Accounts or Transfers 10/06/21-10/19/21
General Fund	\$ 933.61	\$ 38,549.86	\$ 35,018.05
Fire Fund	\$ 0	\$ 1,231.00	\$ 0
Street Light Fund	\$ 0	\$ 492.48	\$ 0
Liquid Fuels Fund	\$ 0	\$ 24,246.87	\$ 0
Total	\$ 933.61	\$ 64,520.21	\$ 35,018.05
Total Checks Written	10/06/21-10/19/21		\$ 100,471.87

Mr. Yingling made a motion to **approve the bills as submitted thru and including October 19, 2021**. Mr. Brown seconded. **Motion carried 5-0.**

Correspondence: Thank you letters from LDCTC and DARE for Township Contributions.

Reports:

Public Work Director: Bryan Ziegler provided monthly report. Crew is getting equipment ready for snow. Camp Kiwanis Bridge will be finished 2nd week of November.

Municipal Authority/Manager's Report: Paul Cornell is working on the security agreement for the alarm system, 2022 Budget and Casino regarding a permanent stage.

Solicitor's Report: Solicitor Lee Stinnett had no specific report.

Emergency Management: Ron Johnson provided written report.

Park and Recreation: Ally Spielman provided written report. Had two Senior programs this month-wreath making and chair yoga. Two boy scouts are working on Eagle Scout Projects-1 mulching trail with QK codes and the other building kiosk for Nature Trail.

Codes and Zoning Report: Jackie Wilbern provided written report. Two items to add to report-received request for Conditional Use and another for Zoning Change.

Municipal Engineer's Report: Aaron Moyer had no report this month.

Grantville Volunteer Fire Company: Wayne Isett said preparing for the Halloween Parade that is Thursday night. Saturday Pork Rib & BBQ dinner 10 until sold out. Fire Company held Open House for Fire Prevention Week.

Unfinished Business:

Authorization to Publish Newsletter

Mr. Brown made a **motion to authorize publication of the Winter Newsletter**. Mr. Yingling seconded. **Motion carried 5-0.**

Request to close Jonestown Road for the Halloween Parade

Mr. Yingling made a motion to authorize the closure of roads for the Halloween Parade October 21st from 6pm-9pm. Mr. Smith seconded. Motion carried 5-0.

Request to act on request for release of Financial Security for 1595 Sand Beach Road

Mrs. Wilbern reported that Engineer recommends full release. Mr. Vandenburg has agreed to pay final engineering invoices. Mr. Smith made a motion to release \$7,462 for 1595 Sand Beach Road. Mr. Yingling seconded. Motion carried 4-1. Mr. Leese voted No.

Request to Act on Ordinance No. O-2021-03 adopting a 35-mph speed limit on Dry Run Road

Mr. Yingling made a motion to adopt Ordinance No. O-2021-03 adopting a 35-mph speed limit on Dry Run Road. Mr. Brown seconded. Motion carried 5-0.

New Business:

Consideration of Resolution R-2021-20 designating ARPA Funds as Restricted

Mr. Yingling made a motion to adopt Resolution R-2021-20 to designate ARPA Funds as a Restricted Fund. Seconded by Mr. Smith. Motion carried 5-0.

Request to Act on the Annexation Final Plan of the Subdivision for Marilyn J. Oellig

Mr. Leese made a motion to approve annexation of 3 parcels on Jonestown Road for Marilyn Oellig. Mr. Yingling seconded. Motion carried 5-0.

Request to Act on Preliminary/Final Plan for Grantville Dollar General

Jackie Wilbern presented the plan proposing a Dollar General Store at the corner of Jonestown & Laudermilch Roads. The following waivers were acted on:

1. SALDO Section 602.3.1 – Required right-of-way. Mr. Yingling made motion to grant the waiver of SALDO Section 602.3.1, seconded by Mr. Smith. Motion carried 5-0.
2. SALDO Section 602.8.1 & 605.1 – Vertical curves for access drives. Mr. Yingling made a motion to grant waiver of SALDO Section 602.8.1 & 605.1, seconded by Mr. Smith. Motion carried 5-0.
3. SALDO Section 605.3.7 – Radii of driveway. Mr. Yingling made a motion to grant waiver of SALDO Section 605.3.7, seconded by Mr. Smith. Motion carried 5-0.
4. SALDO Section 607.6 – Size of parking spaces. Mr. Yingling made a motion to grant waiver of SALDO Section 607.6, seconded by Mr. Smith. Motion carried 5-0.
5. SALDO Section 607.13 – Landscape strip. Mr. Yingling made a motion to grant waiver of SALDO Section 607.13, seconded by Mr. Smith. Motion carried 5-0.
6. SALDO Section 607.14 – Interior landscaping. Mr. Yingling made a motion to grant waiver of SALDO Section 607.14, seconded by Mr. Smith. Motion carried 5-0.
7. SALDO Section 609.1.3 – Sidewalks. Mr. Yingling made a motion to defer SALDO Section 609.1.3 until other sidewalks on Jonestown Road are installed, seconded by Mr. Smith. Motion carried 4-1. Mr. Leese voted No. Memorialized in the Developer's Agreement.
8. SALDO Section 610.1 – Curbing. Mr. Yingling made a motion to grant waiver of SALDO Section 610.1, seconded by Mr. Smith. Motion carried 5-0.
9. SALDO Section 618.8 Landscape buffer. Mr. Yingling made a motion to grant waiver of SALDO Section 618.8, seconded by Mr. Smith. Motion carried 4-0. Mr. Leese voted No.

Request to Act on Preliminary/Final Plan for Grantville Dollar General-Continued

Mr. Yingling made a **motion to approve the plan conditioned that all comments made in HRG's letter dated September 24, 2021, must be met**, seconded by Mr. Smith. **Motion carried 4-1. Mr. Leese voted No.**

Request to Act on the Recommendations of the Planning Commission concerning Grantville Hanover Logistics 1 & 2

Applicant is proposing to construct two warehouses. Proposed Lot 1 will contain a 2,806,341 SF warehouse and is situated along Firehouse and Fox Run Roads. Proposed Lot 2 will contain a 317,901 SF warehouse and is situated on Firehouse Road along the length of Rt. 81. All waivers have been recommended for approval by the Planning Commission. Mr. Charlie Courtney, McNees, Wallace & Nurick; Mr. Craig Mellot, Traffic Planning and Design were present overview of plan and to answer any concerns since it has been at the Planning Commission for almost a year.

Public Comments:

Tina Hastie-Fox Run Road-Expressed negative aspects of the warehouses (ie Traffic, Noise, No Federal Aide for Road Repairs) and asked Supervisors to **Vote-No**. Warehouses offer no benefits that will enhance this community.

Greg Dovey-152 Caren Drive-Agreed with Tina Hastie-Requested Supervisors to **Vote-No**.

Shelly Fetterhoff-356 Golf Lane-Against warehouse due to safety issues asked Supervisors to **Vote-No**.

Barb Spitler-411 Firehouse Road-No traffic enforcement on Tractor Trailers, she felt her property value will go down. **Vote-No**.

Deanna Baker-9893 Jonestown Road-Agree with points made by Tina Hastie-No way to monitor traffic flow when accidents on I-81, Route 22 traffic is horrible. **Vote-No**.

Mike Sachs-350 Waco Dr-Traffic Concerns. **Vote-No**.

Pamela Heilman-336 Waco Dr-Concerned that there are no sound barriers; unknown whether warehouses will store hazardous materials; a new fire truck may be needed. **Vote-No**.

Yvonne Sharrow-8886 Jonestown Road-Apologized to the Supervisors that they are required to uphold a Zoning Ordinance passed in 2003 to allow the warehouses.

Rebecca Oller-400 Trail Road-Pointed out the fact that the words "if", "not supposed to", "most likely" by the applicants as they discussed their plan. **Vote-No**.

Mr. Yingling values opinions of all residents in this community of approx. 6,000 residents. Warehouse developments are happening up and down I-81.

Mr. Rish-Bound by State Laws and Zoning Ordinances.

Wayne Isett and Saul Schmoltz-GVFC-Felt the with mutual aid agreements with other fire companies in the area would be able to fight any fires at the warehouses. Saul reached out to Fire Chief in Emigsville where there are several warehouses and 100% of suggestions were addressed by the developer on access/safety.

Mr. Yingling-Fort Indiantown Gap is also resource if there would be a fire.

Rebecca Oller-400 Trail Road-Aware of the requirement for every use must be present in the Zoning Ordinance from 2003 but felt could have been changed in 2019.

Tina Hastie-Fox Run Road-Concerned that with all comments-there are No positives

Greg Dovey-Felt Quality of Life issue

Request to Act on the Recommendations of the Planning Commission concerning Grantville Hanover Logistics 1 & 2 -Continued:

Mrs. Wilbern shared at their September 28, 2021, meeting, the Planning Commission made the recommendation to approve the plan conditioned upon the following: *All comments made in HRG's review letter dated September 28, 2021 must be met.* A new/final comment letter was issued by HRG on October 15, 2021. All the items in the newly issued letter are elaborations of the items agreed upon at the September 28th Planning Commission meeting and/or listed in the September 28th review letter. No additions were made to the letter; instead, just making clearer everything that everyone agreed upon at that meeting. The following waivers were considered:

1. SALDO Section 610.1 – Installation of curb on all existing and new streets, access drives and parking areas. Mr. Yingling made a **motion to grant waiver of SALDO Section 610.1**, seconded by Mr. Smith. **Roll Call Vote: Mr. Yingling-Yes; Mr. Brown-Yes; Mr. Leese-Yes; Mr. Smith-Yes; and Mr. Rish-Yes.**
2. SALDO Sections 303 & 304 – Submission of a preliminary plan. Mr. Yingling made a **motion to grant waiver of SALDO Section 303 & 304**, seconded by Mr. Smith. **Roll Call Vote: Mr. Brown-Yes; Mr. Leese-No; Mr. Smith-Yes; Mr. Yingling-Yes; and Mr. Rish-Yes.**
3. SALDO Section 605.3.7 – Minimum rounded tangential arcs have a minimum radius of 30'. Mr. Yingling made a **motion to grant waiver of SALDO Section 605.3.7** seconded by Mr. Smith. **Roll Call Vote: Mr. Brown-Yes; Mr. Leese-No; Mr. Smith-Yes; Mr. Yingling-Yes; and Mr. Rish-Yes.**

Mr. Yingling made a **motion to approve the Grantville Hanover Logistics 1 & 2 Preliminary/Final Land Development Plan** conditioned upon the following:

1. **All comments in HRG's October 15, 2021, as amended in the Applicant's presentation*, must be met.**
 - *The emergency access of Lot 1 may be utilized by non-emergency vehicles a maximum of *four (4)* forty-eight (48) hour periods in a twelve (12) month period.**
 - *Strike this sentence: The emergency access of Lot 1 may be utilized for egress by non-emergency vehicles.**
 - *Township road construction projects will not limit the utilization of the emergency access of Lot 1.**
2. **Financial security as recommended in HRG's August 11, 2021 memo is established.**
3. **Execution of a Developer's Agreement acceptable to the Township Solicitor and Board of Supervisors.**

Mr. Smith seconded. **Roll Call Vote: Mr. Brown-Yes; Mr. Leese-No; Mr. Smith-Yes; Mr. Yingling-Yes; Mr. Rish-Yes.**

Business from the Public:

Tina Hastie-Fox Run Road-Asked who residents should contact when warehouses developers are badgering them about selling their property. Board consensus it is a State Police issue or may call an attorney.

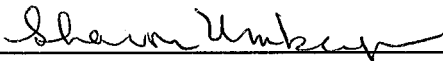
Greg Dovey-152 Caren Drive-Asked why waivers were granted automatically when the SALDO should be enforced.

Board Comments:

Mr. Yingling-Farmers should check into Conservation Easements for Development Rights that property is protected in perpetuity. **Mr. Brown**-Suggested a Workshop for Residents on this topic.

Adjournment:

Mr. Yingling made a **motion to adjourn meeting**. The meeting adjourned at 9:21 pm.



Sharon Umberger, Recording Secretary