

**PLANNING COMMISSION MEETING MINUTES  
EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA  
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

**January 26, 2016**

Members Present: Mike Webb, Glenn Moyer, Curt Cassel & Chad Leese.  
Ted Conley was absent.

Also Present: Jackie Wilbern, Zoning Officer, and Norm Ulrich, Township Engineer.

**CALL TO ORDER**

The meeting was called to order by Chairman Mike Webb at 6:58 p.m.

**APPROVAL OF MINUTES**

On a motion by Glenn Moyer, seconded by Curt Cassel, the minutes from the December 22, 2015 meeting were approved on a 4-0 vote.

**PLANS TO BE DISCUSSED:**

**Moyer Road Subdivision Plan – Plan due date – April 8, 2016 - No discussion.**

**Can-Am Dealership Land Development Plan – Plan due Date – April 26, 2016**

Randy Shearer from Hartman & Associates referenced some remaining issues with landscaping and stormwater requirements on the Township Engineer's 3<sup>rd</sup> comment letter, dated January 20, 2016. He said he has not heard from PennDot yet in regards to the existing access. Mr. Shearer noted his main issue is sewer planning and the projected flows, noting the Township SEO issued a letter saying flow will be minimal and can handle projected flows. However, the Township Engineer felt that because an additional bathroom is proposed, additional planning may be necessary, and noted the SEO's letter was vague. The letter from the SEO also indicated that a check of the existing system was not performed. The Township Engineer made it clear that Township Ordinance requires planning to have been done at the beginning, for the plan to be considered administratively complete. Randy Shearer argued that a planning exemption was not necessary. Norm Ulrich stated in order for that comment to go away, a letter is needed from the SEO clearly stating whether or not additional planning is required.

The Township Engineer moved on to the comments regarding landscaping, stating landscape buffers should be shown on the plans and clearly defined. The Commission discussed the possibility of partial waivers but in the end decided to deal with all waivers at a later time.

### **Prelim/Final Subdivision Plan for Shelley Kaloko – Plan Due Date – April 26, 2016**

Tony Troast of Third Mountain Survey presented the plan. He stated he disagreed with the Township Engineer's comment No. 9 on his letter dated January 20, 2016 pertaining to Zoning requirements. He felt the lot is adjacent to a public street and requested an interpretation from the Solicitor. The Zoning Officer agreed with the Township Engineer's interpretation. Chairman Webb noted the subdivision proposes an unusual flag lot the surrounds another lot on a private cul-de-sac. He does not support a waiver of surveying the residue lot.

The Township Engineer asked for the Flood Plain survey to be plotted on to conservative side using the LIDAR mapping to save the owners some costs rather than trying to bench mark the exact line. He was concerned that based on elevation, slopes and riparian buffers could have an impact. Mr. Troast noted a wetland study was done in 1994 and should be sufficient. The Commission asked that the wetlands survey be recertified, noting potential changes in the wetlands over the years. The Township Engineer agreed the 20 year old survey should not be considered.

Chairman Web recommended to grant an extension of time to review the plan. Mr. Troast plans to meet with his client to determine if they want to apply for a variance of the Zoning regulations.

### **East Hanover Township Master Site Plan – Plan Due Date – April 26, 2016**

This is an un-subdivision plan to combine the five lots owned by the Township, fixing a messy situation. The plan was previously acted on, but never recorded, and an additional property was since acquired. A motion was made by Chad Leese, seconded by Curt Cassel to approve waivers from Sections 401.3.1 and 401.3.3; approved on a 4-0 vote.

### **OLD BUSINESS**

Zoning Ordinance Rewrite – Assignments were distributed.

### **NEW BUSINESS**

None.

### **ADJOURNMENT**

Glenn Moyer moved for adjournment at 8:45 PM.

Respectfully submitted,  
Jackie Wilbern

