

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

February 28, 2017

Members Present: Mike Webb, Chairman, Chad Leese, Vice-Chairman, Members Curt Cassel, Glenn Moyer and Greg Ciraula.

Also Present: Jackie Wilbern, Assistant Township Manager and Norm Ulrich, Municipal Engineer with LTL Consultants, Ltd.

CALL TO ORDER: The meeting was called to order at 6:59 p.m. by Chairman Mike Webb.

APPROVAL OF MINUTES: Curt Cassel made a motion, seconded by Glenn Moyer to approve the minutes of the January 24, 2017 meeting, as presented. The motion unanimously carried.

PLANS TO BE DISCUSSED:

The Talley Petroleum Land Development Plan, with a due date of March 28, 2017, was reviewed. John Hoffman of Snyder Secary & Associates represented the plan. They had addressed the comments in the January letter, resubmitted in early February and received the latest review comments on February 20, 2017. Sewage Planning Module approval has been received. Also received the Utility HOP approval for the force main extension, the driveway and the drainage. The financial security estimate has been furnished and the draft developer's agreement has been submitted to the Township. There will be a need for a commitment for an extension for 30-60 days on the plan.

Requests for Waivers:

- (SALDO Section 303): Chad Leese made a motion, seconded by Curt Cassel, to recommend approval of the waiver request for the Preliminary Plan requirement. The motion unanimously carried.
- (SALDO Section 402.1.5) Chad Leese made a motion, seconded by Curt Cassel, to recommend approval of the waiver request for the showing horizontal alignment for utility and storm sewer profiles. The motion unanimously carried.
- (SALDO Section 402.3.4) Curt Cassel made a motion, seconded by Greg Ciraula to recommend approval of the waiver request for existing features within 200-feet of the property. The motion unanimously carried.
- (SALDO Section 609.1) Chad Leese made a motion, seconded by Curt Cassel to

recommend approval for the requested waiver for sidewalks on the public streets. The motion was unanimously approved.

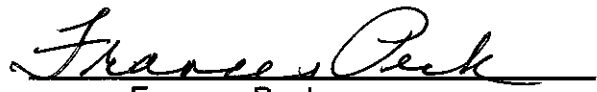
- (SALDO Section 618.7, Street trees along all road frontages.),
(SALDO Section 618.8, Property Line Buffers.)
(SALDO Section 619.1.1, Site Element Screens.)
Curt Cassel made a motion, seconded by Glenn Moyer to recommend approval for the requested waivers for SALDO Sections 618.7; Section 618.8, and Section 619.1.1. The motion unanimously carried.
- (SALDO Section 304.J.7, Required Infiltration Volume.) Greg Ciraula made a motion, seconded by Curt Cassel to recommend approval of the requested waiver for the required infiltration volume. The motion unanimously carried.
- (SALDO Section 307.F) Chad Leese made a motion, seconded by Curt Cassel to recommend approval of the waiver request for pipe material. The motion unanimously carried.
- (SALDO Section 308.A.2, Detention Basin Setback Requirements.)
(SALDO Section 308.J.1, Landscaping and Grading Requirements.)
(SALDO Section 308.J.2, Landscaping and Grading for Stormwater Fill Areas.)
Curt Cassel made a motion, seconded by Greg Ciraula to recommend approval for the requested waiver for the requirements for Sections 308.A.2; 308.J.1; and 308.J.2. The motion unanimously carried.
- (SALDO Section 308.J.5, Fences.) Curt Cassel made a motion, seconded by Glenn Moyer to recommend approval of the request for a waiver for fencing and screening around the stormwater basin. The motion unanimously carried.

The developer will come back to the Planning Commission for a requested waiver for the Traffic Impact Study.

OLD BUSINESS: Chad Leese gave an update on the Long-Term Planning Committee.

NEW BUSINESS: No

ADJOURNMENT: Curt Cassel made a motion, seconded by Glenn Moyer to adjourn the meeting. The meeting adjourned at 8:15 p.m.


Frances Peck,
Recording Secretary