

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

**March 28, 2017**

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

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 7:05 by Chairman Mike Webb.

**APPROVAL OF MINUTES:** Curt Cassel made a motion, seconded by Greg Ciraula, to approve the minutes of the February 28, 2017, regular meeting, as presented. The motion unanimously carried.

**PLANS TO BE DISCUSSED:**

- The Talley Petroleum Land Development Plan, with due date of March 28, 2017, was reviewed. John Hoffman, with Snyder, Secary and Associates represented the plan. Additional waivers were received as follows:

SALDO Section 402.5.4, Traffic Impact Report: Curt Cassel made a motion, seconded by Chad Leese to recommend, to the Board of Supervisors, approval of this waiver. The motion unanimously carried.

SALDO Section 618.9, Site Element Screen Requirements: Chad Leese made a motion, seconded by Curt Cassel, to recommend, to the Board of Supervisors, approval of this waiver. The motion unanimously carried.

Section 307.J, Storm Sewer Pipe: Chad Leese made a motion, seconded by Curt Cassel to recommend, to the Board of Supervisors, approval of this waiver. The motion unanimously carried.

Section 308.F, Freeboard minimum requirement: Greg Ciraula made a motion, seconded by Curt Cassel, to recommend, to the Board of Supervisors, approval of this waiver. The motion unanimously carried.

Section 308.J.5, Screen Planting: Curt Cassel made a motion, seconded by Greg Ciraula, to recommend, to the Board of Supervisors, approval of this waiver. The motion unanimously carried.

Chad Leese made a motion, seconded by Curt Cassel, to recommend to the Board of Supervisors, conditional approval of the Land Development Plan of Talley Petroleum, conditional upon meeting all of the outstanding items in the March 20, 2017, letter are addressed, to the satisfaction of the Township Engineer and the PennDOT HOP is acceptable to the Township. The motion unanimously carried.

- Sheetz Land Development Plan - Due Date 5/31/2017: Ron Lucas, of Alpha Consulting Engineers, Inc., represented the plan. The zoning comments and the waivers were discussed. The following waivers were requested:

SALDO Section 303. Preliminary Plan Requirements.  
SALDO Section 403.5.B.1: Traffic count data.  
SALDO Section 403.5.B.2: Transportation Impact Study.  
SALDO Section 605.5: No Parking Signs.  
SALDO Section 607.14.3: Planting Island Requirements:  
SALDO Section 607.14.4: Planting Islands between parking spaces.  
SALDO Section 609.1: Sidewalks.  
SALDO Section 304.J.2: Infiltration Systems.  
SALDO Section 306.A: Stormwater Runoff.  
SALDO Section 307.F: Storm sewer materials.  
SALDO Section 618.9.5.1: Changes to plant material designs.  
SALDO Section 304.J.2: Infiltration Systems.  
SALDO Section 306.A: Stormwater Runoff from development sites.  
SALDO Section 307.F: Storm Sewers material.  
SALDO Section 307.J: Storm Sewer Pipe Covers.  
SALDO Section 308.A.2: Stormwater Retention Basins.  
SALDO Section 308.B: Outlet Structures.  
SALDO Section: 308.D: Emergency Spillway requirement.  
SALDO Section 308.F: Minimum Freeboard.  
SALDO Section 308.G: Minimum top of berm width.  
SALDO Section 308.J.1: Slope requirements.  
SALDO Section 308.J.2: Slope Fill Area requirements.  
SALDO Section 308.J.5: Screening for retention basin.

The plan will be submitted at the April meeting and the developer will provide photographs to show what they are doing.

- Fleet Repair Revised Land Development Plan - Due Date June 28, 2017: Attorney Paula Leicht represented the developer, Fleet Repair Solutions. A Conditional Use Application has been filed on behalf of Fleet Repair Solutions, LLC, to obtain a conditional use permit for the business located at 550 Firehouse Road, Grantville, Pennsylvania. Mr. Melot acquired the business on October 31, 2013. The property had been used for a heavy equipment service and repair business, including service and repair before 2011. Mike Webb said the way the conditional use is worded, is that all service and/or repair activities shall be conducted in a completely enclosed

building. Attorney Leicht said they had a discussion with the Board of Supervisors and the Board agreed that Attorney Stinnett and Attorney Leicht would work on conditions that would meet the intent of that particular provision. Jackie Wilbern stated the interpretation comes from the Zoning Officer and it was interpreted that as it states in 426.2 is all service and repair shall be conducted within a completely enclosed building. In a separate appeal that was filed by Fleet Repair, to go before the Zoning Hearing Board, the Board of Supervisors authorized Township Staff and the Township Solicitor to come up with a solution to the multitude of problems between the Zoning Appeal and conditional use issues. That is for the Township Solicitor and Attorney Leicht to do, and then it will either be voted on by the Board of Supervisors at the Conditional Use Meeting. Notwithstanding the fact that it is true and correct that 426.2, as per the Zoning Officer's interpretation, has not been met. Verification will be needed as to where the drainage oil will go, whether it is taken off site, verification the service is paid for. It has never been checked, by the Codes Official, that the oil can properly go somewhere, whether a drain, etc., or there's no grease/oil separator. This is a concern for the Township.

Curt Cassel made a motion, with amendments, accepted by Curt Cassel, seconded by Chad Leese, to recommend, to the Board of Supervisors, approval of the Conditional Use Application, to have Fleet Repair Solutions submit a labor list highlighting those repairs they wish to perform outside and that they provide documentation for how they dispose of any hazardous and residual materials. The motion unanimously carried.

**OLD BUSINESS:** Jackie Wilbern gave an update on the Long-Term Planning Committee, that they have recommended to sit tight with the current Comprehensive Plan, keep an eye on it for the next couple years, keeping an eye on certain sections, and to focus efforts on the Zoning Ordinance. At the next meeting they will be voting on whether or not to move forward with adopting an Official Map.

**NEW BUSINESS:** No new business.

**ADJOURNMENT:** Curt Cassel made a motion, seconded by Chad Leese to adjourn the meeting. The motion unanimously carried. The meeting adjourned at 10:14 p.m.

  
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Frances Peck, Recording Secretary