

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

March 26, 2019

Members Present: Chad Leese, Chairman, Greg Ciraula, Vice-Chairman, Members Curt Cassel, Aaron Moyer, and Steve Walters.

Also, Present: Jackie Wilbern, Assistant Township Manager and Tom Wilson, Municipal Engineer with K & W Engineers.

CALL TO ORDER: The meeting was called to order at 7:05 p.m., by Chairman Chad Leese.

APPROVAL OF MINUTES: Curt Cassel made a motion to approve the minutes of the January 22, 2019, regular meeting as presented. Greg Ciraula seconded the motion and the motion carried with a 5-0 vote.

PLANS TO BE DISCUSSED:

- Preliminary Land Development Plan for North Faith Road Property for INDIJU Hospitality, LLC: Ron Secary of Snyder, Secary Associates represented the plan for the Indiju Property, INDIJU Hospitality. In the Fall of 2018, they were before the Board for a Zoning Amendment, and the property was rezoned to a Highway-Commercial District from the prior Village Residential District. In January 2019 they received numerous variances for the project, approved by the Zoning Hearing Board. The comments have been received from the Township Engineer and Dauphin County, and have scheduled a meeting with the engineer to go through those items. The plan is about a three-acre parcel bounded on the west of Laudermilch Road and the north, mostly by North Faith Rd., and the east by a residential property, and to the south by Sheetz. Access to the property is off of Sheetz driveway. They will not access North Faith Road. The plan is for an 88 room, 4-story Spring Hill Suites Hotel. There will be a sanitary sewer service, and a grinder pump, served by private well. Stormwater management will be provided in an underground system on the westside, and the southeastern corner of the property.

Discussed were the waivers and Traffic Impact Study. Members of the audience had questions on the plan. Ken Wolensky, Alternate Member of the Zoning Hearing Board noted traffic concerns were out of the purview of the Zoning Hearing Board.

Debbie Tregea, 8891 Jonestown Road, Grantville, PA 17028, member of the Faith United Church of Christ: Ms. Tregea stated her concern on the trees in the landscaping, and asked that more trees be planted as possible; also, to consider sidewalks. Aaron Moyer requested that the developer go back and to the landscaper on the amount of trees to be planted. Chad Leese asked about

sidewalks within the property? There were none within the property. Sidewalks were suggested from the hotel to Sheetz. Chad Leese asked when the traffic people have a discussion with PennDOT, it might be worth mentioning that the client has the other hotel and might consider offering to put in a crosswalk striping.

Linda Shakespear, 1501 Laudermilch Road asked about how tall the building was going to be, and asked about the retaining wall because of the steepness. Are the trees going to be on the parking lot level, or higher on Faith Road? Mr. Secary stated the elevation is somewhere about 23 feet lower from the elevation of their building, to their building. Also, there were questions about the signage. The only sign will be on top of the building. The only free-standing sign will be at the entrance. Also discussed the left turn signal at the red light at the intersection. Ms. Shakespear also asked if anyone checked occupancy rates in the area? They had not.

Jan Longnecker wondered what the capacity was? It would be are 88 rooms, 98 parking spaces. They expect to be filled 70 percent. Bob Longnecker asked about the dumpster placement?

After public input, the Planning Commission members accepted the plan for review.

OLD BUSINESS:

No old business at this time.

NEW BUSINESS:

- **Application for Change of Zoning District for Property Located on Tax Parcel No. 25-014-054:** Candis A. Tunilo, Esquire of Nestico Druby, P.C. presented a Petition for Zoning Change for approximately 82.83 acres currently zoned Rural Agricultural (R-A) . The property is located at 9492 Allentown Boulevard. The request is for the rezoning of 19.71-acre portion of the lot from Rural Agriculture (R-A) to Highway Commercial (H-C) so the Petitioner may connect it to his adjoining parcel to the north. No zoning change is requested for the remaining portion, and it would remain R-A. The zoning change is necessary for the Petitioner to expand his business to its current needs. The Petitioner is Brent Miles.

The Planning Commission members have 30 days to provide comments to the Board of Supervisors.

ADJOURNMENT: Aaron Moyer made a motion to adjourn the meeting. The meeting adjourned at 8:32 p.m. the next meeting will be held on Thursday, April 25, 2019 at 7:00 p.m.



Frances Peck, Recording Secretary