

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

May 28, 2019

Members Present: Chad Leese, Chairman, Greg Ciraula, Vice-Chairman, Members Curt Cassel, and 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 7:00 p.m., by Chairman Chad Leese.

APPROVAL OF MINUTES: Aaron Moyer made a motion to approve the minutes of the March 26, 2019, regular meeting as presented. Curt Cassel seconded the motion and the motion carried with a 5-0 vote.

No motion was made for the April 25, 2019, regular meeting minutes as there wasn't a quorum and no business was acted upon at the meeting.

PLANS TO BE DISCUSSED:

- Preliminary/Final Land Development Plan for North Faith Road Property for INDIJU Hospitality 2, LLC.
 - Time Extension: The developer has granted East Hanover Township a time extension for 90-days. **Aaron Moyer made a motion to accept the time extension from June 5 to September 5, 2019, and recommend approval to the Board of Supervisors. Greg Ciraula seconded the motion and the motion carried with a 5-0 vote.**

Greg Holtzman, representative of Snyder, Secary Associates discussed the plan stating there were a few things still outstanding such as curbs and force main and NPDES. A full set of plans will be submitted for the June 25th meeting. Waivers and a Traffic Impact Study was discussed and a full report will be presented at the next meeting on the level of service. The previous Traffic Study was discussed and a new Traffic Study needs to be done due to the length of time the previous using counts from 2014/2015. Changes in the plan were discussed regarding the shift in the trees.

Debbie Tregoea. 8891 Jonestown Road, Grantville, PA 17028, member of the Faith United Church of Christ discussed the waiver for a traffic study. She stated she

received an e-mail, from Michele Tarquino, from PennDOT District 8, on May 8, regarding traffic safety, walk ability, and sidewalks near the location of SR 22 and SR 743. On May 24th, Township Manager Paul Cornell sent her a message that he was aware of the requirement for the traffic study. PennDOT stated that;

"If new development is proposed at this location, the developer would be required to contact PennDOT's District Traffic Unit to verify if a traffic study must be completed. The 2015 traffic study from Sheetz did not include any other development traffic at the SR 2025 driveway. East Hanover Township must require the developer to contact PennDOT before issuing any building permits. The municipality should work with both the developer and PennDOT to determine improvements that should be implemented as part of the new development."

"With regard to pedestrian safety - PennDOT does not own, or maintain sidewalks along state or local roadways, but will encourage local governments to include sidewalks as part of local comprehensive plans, as appropriate, or as part of the Highway Occupancy Permit review process. The Department cannot force, or require any local government to install, or maintain sidewalks as part of roadway improvements, or redevelopment work. This is a local land use decision."

"PennDOT can offer guidance to municipalities, along with Tri-County Regional Planning Commission who oversees TIP funding for transportation projects."

Linda Shakespear, 1501 Laudermilch Road reiterated the traffic on Route 743 and the pedestrian safety measures coming into the area above Sheetz. She stated that the Planning Commission should be concerned. She reported she called Sheetz and discussed her concerns, and they also had concerns. He asked if someone could call Sheetz, to work something out. She asked if the community could have more feedback as to what is going on? She also had a concern about the pedestrian safety with bringing people into that area, above Sheetz.

Saul Schmolitz, Fire Chief with the Grantville Fire Company had sent an e-mail to Jackie Wilbern expressing his concerns about the second entrance, as the equipment going into the main entrance, the entrance land locks their equipment. The Planning Commission members asked if he could put his comments on a letterhead for the Planning Commission.

The waiver requests were discussed, along with traffic cuts, grading slopes, sidewalks and the preliminary plan. The following waivers were acted upon:

SALDO - Section 303 - Requirement to Submit a Preliminary Plan:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO 303. Plan. Steve Walters seconded the motion and the motion carried with a 5-0 vote.

SALDO - Section 610.1 - Requirement to construct curbs along existing streets: Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO 610.1. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SALDO - Section 618.8 - Property Line buffer location:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO 618.8. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SALDO - Section 618.9.4 - Site Element Screen Types:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO - 618.9.4. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SALDO - Section 618.10.4 - Additional Planting Within Parking Lots:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO - 618.10.4. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SALDO - Section 602.3.2 - Access Drive Setback:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO - 602.3.2. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SALDO - Section 602.3.1 - Minimum Right-of-Way Requirements for Existing Streets:

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SALDO - 602.3.1. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SMFRO - Section 304 - Groundwater Recharge: Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SMFRO - 304. Steve Walters seconded the motion and the motion carried 4-0 with Chad Leese voting, no.

SMFRO - Section 307.F.1 - Requirement for all stormwater pipes be reinforced concrete: Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SMFRO - 307.F.1. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SMFRO - Section 308.P.1 - Underground Detention Basin Setbacks: Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SMFRO - 308.P.1. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

SMFRO - Section 310.F.3 - Erosion and Sediment Control Plans: Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the waiver request for SMFRO 310.F.3. Steve Walters seconded the motion and the motion carried with a 4-0 vote with Chad Leese voting, no.

OLD BUSINESS: No old business at this time.

NEW BUSINESS:

- Discussion regarding proposed Zoning Ordinance to appear before the Planning Commission: Chad Leese reminded the commission members that the proposed ordinance will come before the Planning Commission meeting on June 25, 2019. Any questions, or comments should be sent to Charlie Schemehl, or Jackie Wilbern.

ADJOURNMENT:

Curt Cassel made a motion to adjourn the meeting. The meeting adjourned at 8:05 p.m.

A handwritten signature in cursive script that reads "Frances Peck".

Frances Peck, Recording Secretary