

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

June 25, 2019

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

Also, Present: Jackie Wilbern, Assistant Township Manager, Casey Bottiger, and Charlie Schmehl, Consultant, Urban Research & Development Corporation.

CALL TO ORDER: The meeting was called to order at 7:00 p.m., by Chairman Chad Leese.

APPROVAL OF MINUTES: No minutes to be approved at this meeting.

PLANS TO BE DISCUSSED: No plans for this month.

OLD BUSINESS: No old business at this time.

NEW BUSINESS:

- **Consideration of the proposed Draft Zoning Ordinance.**
Charlie Schmehl, of URDC, summarized the major policy issues regarding the new Zoning Ordinance. He gave the overview of the zoning, the ways to address different uses. Discussed non-conformities, lot sizes, major goals and objectives. Also, the user-friendliness of the Zoning Ordinance. He summarized the zoning districts, consisting of Conservation District; Rural Agricultural District; Rural Residential District; Residential Medium Density District; Transfer of Development Rights (TDR); Village Residential District; Mobile Home Park District; Commercial Recreation District; Highway Commercial District; Proposed New Neighborhood Commercial District; Industrial Commercial District, and the IC-1, Industrial Commercial-1 District.

Questions from the Public:

- **Marilyn Ulrich, 9751 Jonestown Road:** Her property is at the corner of Route 743 and Jonestown Road. The property is currently for sale. It is a busy corner and sits between two districts that is zoned Highway Commercial District, and is currently zoned Village Residential. The question was why this property wouldn't be considered Highway Commercial as well. There is public sewer nearby, an interchange, all of the traffic of Highway Commercial Districts. She would like to know if her property could be bridged with the Highway Commercial properties.

Charlie Schmehl stated that a decision would not have to be made tonight. A list will be made of any changes to be made from tonight's meeting, and the next meeting will be held either on July 23, or July 30. Another meeting will be needed to make recommendations from tonight's meeting. Any requests made at tonight's meeting will be in the minutes and will not have to be followed up by a written request. Anyone not in attendance, the requests will need to be put in writing.

- **Dave Simpson, Suburban Realty, 10303 Mountain Road:** He stated the property is on the backside of the race track properties, closest to deliveries, stables, material and equipment storage and totally surrounded by Race Track facilities. The property is no longer desirable as a retail location. It is one of only four or five small lots in the C-R District. The owner of record, CDDST Trust holds the property as an investment and does not intend to open any business there. The Trust decided to sell the property, Suburban Realty listed it and Cobbie Gessaman of Carlton B. Geesaman Construction agreed to purchase it provided they can operate their construction company there, including offices, woodworking shop, equipment and vehicle maintenance and storage. The construction business would fit in perfectly with the race track operation which surrounds it. The Track is already storing material and equipment on adjacent tracts. No one would be negatively impacted by the presence of a construction business. The following relief is requested.

Include Construction Company, or Trades person Headquarters as a permitted use within the CR Zoning District. Or include Construction Company or Trades person Headquarters as a use permitted, by Special Exception, within the C-R Zoning District. Rezone the area east of Firehouse Road to the Township Boundary and between Mountain Road and Fox Run as Industrial to connect it to the existing Industrial Zoning District. A Representative of CDDST Trust, 7302 Wildwood Drive, Brookville, Ohio, the owner of the property gave the history of the property. In the past they have had trouble keeping tenants, and as the buildings sit there it is a bit of an eyesore. It was the consensus of the Commission that it would be quicker to allow the Zoning Hearing Board to hear the non conforming use of the property to make the determination. Charlie Schmehl stated he thinks they would have a strong case as it is a very unique property. An e-mail will need to be sent to the Commission on this request from the CDDST Trust.

- **Robert Wagner, 8400 Allentown Boulevard:** He stated he owned an excavating business along Route 22 and he has been in the Commercial Highway District for years and now you are going to change it to Neighborhood. Charlie Schmehl stated he made a mistake, the committee requested to return it

to Highway Commercial and he misread his notes and made it Neighborhood Commercial. This will be made Highway Commercial District. Barry Campbell, 366 North Meadow Lane had the same concern, and agrees with this decision.

- **John Blecker, Owner of the Manada Golf Club, 609 Golf Lane Road:** He is requesting consideration for a change to the revised zoning map and requested that all of their property be zoned Commercial Recreation. It is a natural extension that a Commercial Recreation that begins with Penn National and sweeps to the west of Manada. It would provide them an opportunity to leverage the golf course and Penn National in the close proximity to Hershey for things like campground, water park, community recreation center, assisted living facility.
- **Debby Tregae, 8891 Jonestown Road, 117 North Faith Road (Church Address):** Ms. Tregae stated she is representing the Faith United Church of Christ. The church used to be at the intersection of Faith Road and Route 743, north of Sheetz. Her question was could it be explained the difference between the zoning currently for the church of Village Residential, and the proposed new Neighborhood Commercial District? Charlie Schmehl stated the church is not going to change the zoning district. Ms. Tregae stated that the church is starting to feel the squeeze with the commercial district. She asked if it could be summarize how they think the zoning will be enhancing the quality of life issues for the residence? She mentioned walk-ability, bike-ability of the communities.
Charlie Schmehl stated this isn't a revolutionary change from what is currently, it is an update in many regards. The map is not a huge change in what existed. The walk ability will come under the Subdivision Ordinance.
- **William Aiello, Lemoyne, PA:** discussed the I-C District on the map that he had discussed at the previous Steering Committee Meeting, on the analysis being done on the property on the southwest of Bow Creek Road and I-81. Based on the changes, it has a provision to allow industrial warehouses as a conditional use. Also with that is a note that describe the maximum square footage allowable as any per lot in any one building. Last month at the meeting there was shown two variations, one scenario which was four buildings, the other scenario one warehouse. The currently zoning ordinance change has a restriction of 200 feet from any residential area. We really would not be able to, based on the current proposal to put warehouses anywhere on this particular portion of the property, but it would allow on the remaining larger property to the rear. A report had previously been submitted to the Zoning Committee showing the comparison of what the Zoning Committee is proposing today, no building

larger than 200,000 square feet on any one lot. A layout would show approximately four buildings on this area of 200,000 square feet, or less. Another scenario done shows another building of more than 200,000 square feet. Traffic analysis was done with their engineer. The analysis shows an increase in traffic of 10-percent with the four building plan, 200,000 square feet, or less versus the one building plan. This has been provided to the committee. He stated they are proposing that they do not restrict what it currently says, one building no more than 200,000 feet.

- **Keith Oellig, 440 Fire House Road:** He stated he is the majority owner of that property and gave a history of the property, and stated he feels the time has come for the community the change would make him able to liquidate and hopefully buy more land in the Township in the local area to continue his operation. And he feels it could be a win/win for all of us for warehouses. He asked why his property and Fire House Road is zoned R-A; is there a reason for that? He is not asking for a zoning change. Charlie Schmehl stated that property relates more to Lebanon County.
- **Tina Hastie, 643 Fox Run Road:** She stated her property is across the street from the Industrial Commercial-1. All of Lebanon County is Agricultural, and she was wondering why you are putting Industrial Commercial-1 right up against Agricultural Land? Why wouldn't you put that closer to the Interchange where it is already all Industrial. Charlie Schmehl stated it is currently Industrially zoned and the Supervisors approved an amendment to make it easier to build warehouses there. As part of the Zoning Committee they took those decisions and carried them over. It's not a policy for this group, but it could be changed. Ms. Hastie asked about buffering provisions and can they reduce the noise?
- **Linda Shakespear, 1501 Laudermilch Road:** She stated she had a problem with warehouses being built in the Township. The infrastructure of our community to handle like warehouses, we just don't have it. All the traffic backed up now, and tractor trailers, which will be coming through Old Jonestown Road to come into that facility whenever I-81 is backed up. Charlie Schmehl stated on Route 743 south of Route 22, we purposes did not recommend any additional business development in that area, because the road has no capacity left and it cannot be improved. So 743 south of 22 is shot. It's overwhelmed, and it is going to get worse.

Chairman Chad Leese stated that it is his understanding the process is going to be this is the first meeting. We are going to be meeting again in July. There will be another hearing for the Board of Supervisors, which there is a date set for that public meeting. It was the consensus of the Planning Commission to meet on July 30, 2019. The advertisement will be sent for July 30, 2019 at 7:00 p.m.

Charlie Schmehl stated there will be text revisions coming out of staff review, solicitor's review and the county review, and they will be sent to the members before the meeting. The members input can be sent by e-mail also.

ADJOURNMENT: Curt Cassel made a motion to adjourn the meeting. The meeting adjourned at 8:04 p.m. **The next meeting will be held on July 30, 2019, at 7:00 p.m.**


Frances Peck, Recording Secretary