

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

November 26, 2019

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

Also, Present: Jackie Wilbern, Assistant Township Manager, and Tim DeWire, K&W Engineers.

CALL TO ORDER: The meeting was called to order at 7:02 p.m., by Chairman Chad Leese.

APPROVAL OF MINUTES: Aaron Moyer made a motion to approve the minutes of the October 22, 2019, regular meeting. Greg Ciraula seconded the motion and the motion carried with a 3-0 vote, with Steve Walters abstaining as he was absent from the meeting.

PLANS TO BE DISCUSSED:

- **Preliminary/Final Land Development Plan for North Faith Road Property for Indiju Hospitality 2, LLC.**
 - **Acceptance of Time Extension until March 5, 2020:** Aaron Moyer made a motion to recommend acceptance of the 90-day time extension for the Indiju Hospitality 2, LLC, N. Faith Road LDP until March 5, 2020. Steve Walters seconded the motion and the motion carried with a 4-0 vote.

OLD BUSINESS:

- **Zoning Ordinance Adoption Hearing** – The hearing has been rescheduled to December 4, 2019.
- **Storm water Ordinance Revision:** Aaron Moyer presented a draft of the Stormwater Ordinance and discussed recommendations of the proposed changes to the ordinance.

NEW BUSINESS:

- **Sandbeach Enterprises Lot 51, Waiver Request:** Attorney David Getz presented a request for waivers for Lot 51, pursuant to Section 305 of the Subdivision and Land Development Ordinance (SALDO). Specifically, they request a waiver of Section 303, for the Preliminary Plan, and Section 304, for the Final Plan. The reasons for this waiver are as follows:
 1. Lot 51 is an existing lot of record that was approved by a Plan recorded in 1979.

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2. They propose only the erection of a single-family house on the lot in addition to the existing utility building. Pursuant to Section 201.5.3.A of the Zoning Ordinance, the utility building does not require a minimum lot area or lot width. Also, there is no need for an approved land development plan under Section 307 of the Zoning Ordinance, because the utility building does not have lot and yard requirements, and it does not have sewage disposal needs. Thus, going through the preliminary, and final land development process serves no purpose.
3. Finally, no new subdivision is proposed.

He explained that for the above reasons, filing a Land Development Plan serves no purpose. For these reasons, they are requesting a waiver of the requirements of the preliminary and final land development plans with respect to Lot 51, so that Lot 51 can be sold to a buyer who can then construct a single-family house on it.

Stephen M. Yingst, 1590 Sand Beach Road discussed the agreement that the lot should remain a public space, and an open space for the community. Mr. Getz stated that on Exhibit B, attached to his letter, stated that the agreement has expired. Mr. Yingst said that Sandbeach Road is a dangerous road at that area.

Sherry Smith at 1601 Sandbeach Road had a concern about the waiver because of wetlands and flood plains. This property is a very complicated property with a shared driveway. The water congests from the neighborhood at the field at her property. Aaron Moyer said that percs and probes will have to be done as part of the sewage planning.

Bob Albright, 1621 Sand Beach Road had a concern with impervious surfaces. Aaron Moyer suggested that the deed to the property should be pulled. Aaron Moyer stated the agreement states that it is only common ground if the association takes it over, which there was no association, and if the Township takes it over, which the Township never did. It is no longer common ground per that agreement.

Louise Albright, at 1621 Sandbeach Road asked if there is a house built there, would the driveway be a shared driveway? Also, who would maintain that driveway?

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Conditions were discussed to ensure the stormwater management does not cause a backup on the adjoining properties. Also, the driveway will be required to be paved in its entirety. The Applicant will pay for the deed pull. No businesses will be permitted at that location.

Jackie Wilbern stated that if the attorney and his client agrees to put the conditions in as deed restrictions, the Planning Commission can recommend anything reasonable.

Aaron Moyer made a motion to recommend, to the Board of Supervisors, approval of the requested waivers for the Sand Beach Enterprises, Lot 51, with the added conditions:

1. Add a pull-off area for Verizon
2. Ensure that stormwater flow does not cause a backing up of water on existing residents.
3. The entirety of the driveway must be paved.
4. The Township Solicitor shall research the recorded plan cited in the agreement and do deed research to verify there are no restrictions, with the cost to be paid for by the developer.
5. No businesses shall be permitted on the property.
6. The existing driveway entrance shall be utilized as the entrance for the proposed SFD, but no other existing driveways coming off the existing entrance shall be used by the new SFD.
7. Manage stormwater so that the property behind the lot 51 is not impacted.
8. This waiver is for the construction of one SFD.
9. No new subdivision, other than land transfers or annexations may occur.
10. The building envelope shall be placed as best as possible to avoid flooding.

Greg Ciraula seconded the motion, on the conditions as stated, and the motion carried with a 3-1 vote, with Chad Leese voting no.

ADJOURNMENT: Chad Leese made a motion to adjourn the meeting. The meeting adjourned at 8:32 p.m. The next meeting will be held on December 30, 2019, at 7:00 p.m.



Frances Peck, Recording Secretary