

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

July 30, 2019

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

Also, Present: Jackie Wilbern, Assistant Township Manager, Kurt Williams, Solicitor, Salzmann Hughes, P.C., Charlie Schmehl, Consultant, Urban Research & Development Corporation and Casey Bottiger from Dauphin Co. Planning Commission.

CALL TO ORDER: The meeting was called to order at 7:00 p.m., by Vice Chairman Greg Ciraula.

APPROVAL OF MINUTES:

- Minutes of the June 25, 2019, Regular Meeting: Greg Ciraula cited a correction on page 2, last paragraph, line 3, that it should read Neighborhood Commercial. On page 3, last paragraph, line 9, starting with the sentence "We really would..." until the end of the sentence be stricken. Barry Campbell, owner of ABC Storage, 541 N. Mill Road had an objection to any portion of the minutes being changed. After discussion on how corrections to minutes must be made, Curt Cassel made a motion, seconded by Steve Walters to approve the minutes of the June 25, 2019, regular meeting, as corrected. The motion carried with a 3-0 with Aaron Moyer abstaining.
- Minutes of the May 28, 2019, regular meeting: Aaron Moyer made a motion, seconded by Curt Cassel to approve the minutes of the May 28, 2019, regular meeting as presented. The motion carried with a 4-0 vote.

PLANS TO BE DISCUSSED: None

OLD BUSINESS:

- Consideration of the proposed Draft Zoning Ordinance:
 - **Marilyn Oellig, 9751 Jonestown Road:** Ms. Oellig and her realtor requested that her three properties at the corner of Jonestown and Bow Creek Roads be changed from Village Residential to Highway Commercial. Charlie Schmehl suggested Neighborhood Commercial as a transitional buffer. Aaron Moyer made a motion, seconded by Steve Walters to change Mrs. Oellig's three properties, as well as the fire company's properties, old barber shop and

excavation business properties along Jonestown Road from Village Residential to Neighborhood Commercial. The motion carried with a 4-0 vote.

- **Michael Gordon, 1529 Mt. Zion Road, Lebanon, PA:** He stated he owned property here in Grantville, on Allentown Boulevard east of Crawford Road. He noticed it would be re-zoned Rural Residential, and he proposed that be changed to RMD. He would like, at some time, to build homes there similar in nature to the Keystone Custom Homes Development at the Preserve. Part of the tract currently is Highway Commercial along Allentown Boulevard, and the rear part is zoned for Rural Agriculture. Due to lack of specificity, the Planning Commission did not act on the request.
- **Barry Campbell, 541 North Mill Road:** He suggested that the Township have updated Zoning Maps on display in the future, as these are outdated. Mr. Schmehl explained the requirement to keep the current map until the proposed map is adopted.
- **John Blecker, Owner of the Manada Golf Club, 609 Golf Lane Road:** A request had been made to change the zoning from Rural Agriculture to Commercial-Recreation in three additional parcels of land that they own. Aaron Moyer made a motion, seconded by Steve Walters, to rezone this parcel of land, that is currently R-A, to Commercial-Recreation District. The motion carried with a 3-0 vote, with Greg Ciraula voting no.
- **William Aiello of Hanover Logistics, for the I-C District property on the Northwest corner of Bow Creek and Jonestown Roads:** was in attendance to request that the property have no restriction in size for warehousing. The parcel is located on Jonestown Road, between Spring and Bow Creek Roads. The area is approximately sixty-acres. Studies were submitted showing that the larger building would actually generate approximately 10-percent less traffic overall, as well as tractor-trailer traffic. Keith Oellig, 440 Fire House Road, owner of the property reaffirmed the request. Transferable Development Rights were discussed. After discussion, Curt Cassel made a motion to allow the increase in square feet for warehousing to 900,000 square feet, seconded by Aaron Moyer. Greg Ciraula voted no on the motion, and Steve Walters abstained. The motion carried with a 2-0 vote.
- **Brett Miles, 9493 Allentown Blvd:** Mr. Miles requested, via e-mail, for the Planning Commission to consider his request to change a 20-acre portion of the zoning of the property behind Harrisburg Gardens at 9493 Allentown Boulevard, to H-C, so he can expand his business. This request previously came in as an amendment to the Zoning Ordinance and the Board of Supervisors voted against it. The Tax Parcel is No. 25-014-054. Aaron Moyer made a motion,

East Hanover Township Planning Commission
Regular Meeting
July 30, 2019

seconded by Steve Walters, to approve the change for the 20-acre portion. The motion carried with a 4-0 vote.

Aaron Moyer made a motion, seconded by Curt Cassel, to send the Proposed Draft Zoning Ordinance, with the current changes, to the Board of Supervisors, with the recommendation for adoption. The motion carried with a 4-0 vote.

NEW BUSINESS:

- No new business at this time.

ADJOURNMENT: Curt Cassel made a motion to adjourn the meeting. The meeting adjourned at 8:40 p.m.


Frances Peck, Recording Secretary