

**EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY, PA  
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

**PLANNING COMMISSION MEETING MINUTES  
July 28, 2020**

Members Present: Chad Leese, Chairman, Curt Cassel, Vice-Chairman, Steve Walters, Kimberly Zimmerman and Greg Dovey.

Also Present: Jackie Wilbern, Assistant Township Manager and Aaron Moyer, P.E., HRG.

**CALL TO ORDER:** The meeting was called to order at 7:01 p.m., by Chairman Chad Leese.

**APPROVAL OF MINUTES:** Curt Cassel made a motion, seconded by Greg Dovey to approve the minutes of the June 23, 2020, regular meeting as presented. The motion carried with a 4-0 vote. Steve Walters abstained due to his absence the previous month.

**PLANS TO BE DISCUSSED:**

- **Preliminary/Final Land Development Plan for Can Am Dealership Vehicle & Parts Storage Building** *(Due date Sept. 21, 2020)*

Randy Shearer stated he went through HRG's and Tri-County Planning Commission's comments and didn't see anything that should hold the plan back from receiving a recommendation for approval. Mrs. Wilbern advised the revision he e-mailed the day prior to the meeting cannot be considered during this meeting as neither the PC or Engineer has had time to review it. Mr. Dovey asked how many stories the structure would be. Two stories as confirmed by developer. Chairman Leese asked if the existing basin will take on all the additional water. Mr. Shearer confirmed it would and advised there will be no disturbance to the existing basin. Chairman Leese voiced his concern about the potential for damaging existing trees during construction. Mr. Shearer advised a note will be placed on the plan stating that trees damaged during construction shall be replanted. The following waivers were requested:

SALDO Section 303 Requiring a preliminary plan application. **Motion:** A motion was made by Curt Cassel, seconded by Steve Walters, to approve the waiver. The motion carried with a 4-1 vote. Greg Dovey voted no.

SWMO Section 304.J.7 Allowing only 50% of the required infiltration volume to be provided in the detention basin. **Motion:** A motion was made by Greg Dovey, seconded by Curt Cassel, to approve the waiver. The motion carried with a 5-0 vote.

SWMO Section 310.D Requiring submittal of an Erosion Control Plan to Dauphin County Conservation District for activities disturbing 5,000 S.F. or greater. Waiver request redacted. Applicant will reach out to DCCD and provide proof to Township.

SALDO Section 605.7 Requiring access drive cartway width of 28'. **Motion:** A motion was made by Greg Dovey, seconded by Kim Zimmerman, to approve the waiver. The motion carried with a 5-0 vote.

SALDO Section 607.6 Requiring parking spaces to be 20'. **Motion:** A motion was made by Greg Dovey, seconded by Kim Zimmerman, to approve the waiver. The motion carried with a 5-0 vote.

SALDO Section 607.8 Requiring parking lot drive aisles to be 24' wide. **Motion:** A motion was made by Greg Dovey, seconded by Curt Cassel, to approve the waiver. The motion carried with a 5-0 vote. Applicant verified a tractor trailer can loop through.

SALDO Section 609 Requiring sidewalk along public streets. **Motion:** A motion was made by Curt Cassel, seconded by Greg Dovey, to approve the waiver. The motion carried with a 5-0 vote.

SALDO Section 610 Requiring curb along public streets. **Motion:** A motion was made by Curt Cassel, seconded by Greg Dovey, to approve the waiver. The motion carried with a 5-0 vote.

SWMO Section 308.G Requiring 10' wide top of basin berm. **Motion:** A motion was made by Greg Dovey, seconded by Kim Zimmerman, to approve the waiver. The motion carried with a 5-0 vote. Berm will be 8 feet.

SALDO Section 402.3.4 Requiring existing features within 200' of subject property to be shown. **Motion:** A motion was made by Greg Dovey, seconded by Curt Cassel, to approve the waiver. The motion carried with a 5-0 vote.

SALDO Section 618.7.1 Requiring street trees. **Motion:** A motion was made by Chad Leese, seconded by Kim Zimmerman. The motion carried with a 5-0 vote.

SALDO: 618.8.2.2 Requiring low intensity buffering alongside properties. **Motion:** A motion was made by Steve Walters, seconded by Curt Cassel, to approve a partial waiver for plantings in the septic area. The motion carried with a 4-1 vote. Greg Dovey voted no.

SALDO: 618.9.1.1; 618.9.1.3; 618.9.1.4; 618.9.1.5 - Requiring screening from internal site elements. **Motion:** A motion was made by Chad Leese, seconded by Kim Zimmerman. The motion carried with a 5-0 vote.

SWMO: 308.J.3 Requiring native meadow/wildflower seed mix in basin. Aaron Moyer explained the infiltration would be too fast and that the plants would need more saturation. **Motion:** A motion was made by Greg Dovey, seconded by Curt Cassel. The motion carried with a 4-1 vote. Chairman Leese voted no.

**Motion:** A motion was made by Steve Walters, seconded by Curt Cassel to recommend plan approval with the following conditions:

1. All comments made in HRG's review letter dated July 22, 2020 must be met.
2. Comments from Dauphin County Planning Commission's June 25, 2020 report must be acknowledged in writing.
3. Add a note to the plan stating that trees damaged during construction shall be replanted.
4. Response from the Dauphin County Conservation District.

The motion carried with a 3-2 vote. Chairman Leese and Greg Dovey voted no.

- **Preliminary/Final Land Development Plan for North Faith Road Property for Indiju Hospitality 2, LLC - Due date October 30, 2020** – Discussion on the plan was tabled.

**OLD BUSINESS:** No old business at this time.

**NEW BUSINESS:**

- Tina Hastie noted her displeasure with the Township's website.

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

A handwritten signature in blue ink, appearing to read 'Jackie Wilbern', is written over a horizontal line.

Jackie Wilbern, Recording Secretary