

**EAST HANOVER TOWNSHIP, DAUPHIN COUNTY  
8848 Jonestown Road, Grantville, PA 17028  
PLANNING COMMISSION**

Chairman Chad Leese, Vice Chairman Curt Cassel,  
Steve Walters, Doug Huyck & Shelly Fetterhoff

Jackie Wilbern - Assistant Township Manager  
Aaron Moyer, P.E. of HRG - Township Engineer

**PLANNING COMMISSION AGENDA – APRIL 27, 2021**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES** – March 23, 2021 minutes.
- 3. PLANS TO BE DISCUSSED**
  - Grantville Hanover Logistics 1 & 2 P/F Subdivision & LDP Review & Time Extension Acceptance (*Due date May 24, 2021*)
  - P/F LDP for North Faith Road Property for Indiju Hospitality 2, LLC (*Due date July 25, 2021*)
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - Manada Conservancy request for letter of support
- 6. ADJOURNMENT**

**Upcoming Meetings**

Board of Supervisors

- Tuesday, May 4<sup>th</sup> - 7:00 p.m.
- Wednesday, May 19<sup>th</sup> - 7:00 p.m.

Planning Commission

- Tuesday, May 25<sup>th</sup> - 7:00 p.m.

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

**April 27, 2021**

Members Present: Chad Leese, Chairman, Curt Cassel, Vice-Chairman, Members Steve Walters, Shelly Fetterhoff, and Doug Huyck.

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

**CALL TO ORDER:** The meeting was called to order at 7:03 p.m., by Chairman Chad Leese.

**APPROVAL OF MINUTES, MARCH 23, 2021:** Steve Walters made a motion, seconded by Curt Cassel to approve the minutes of the March 23, 2021, regular meeting as presented. The motion carried with a vote of 5-0.

**PLANS TO BE DISCUSSED:**

- Grantville Hanover Logistics 1 & 2, Preliminary/Final Subdivision and Land Development Plan - Accept Plan for Review (Due date May 24, 2021).

Charlie Courtney stated a resubmission was made and the developer is working with the Township Engineer on comments received, suggesting an opportunity for this meeting to discuss things outside of the comments.

Doug Huyck noted the access to the Knox box shown on page CS103, suggesting a siren activated gate. Keith Ottes, Langan Engineering addressed the Fire Chief's comments and are waiting for feedback from him.

Chairman Leese questioned if there was any additional discussion regarding recreation/walking trails within the mobile home park, in addition to the proposed walking path. Keith Ottes stated they have a meeting scheduled with the mobile home park owners.

In regards to using Fox Run Road, Chairman Leese stated he wanted to make sure the conditions from the Conditional Use approval are met to prevent trucks from going into Lebanon County. Craig Mellot of TPD stated they received comments from the Lebanon County Engineer and there will be a truck prohibition from Homestead to Firehouse and also Firehouse from 443 to the site access and then from the site through Grantville. The plan proposes directional signage.



Chairman Leese asked about progress with the pipeline relocation and questioned the amount of Ole Lane owned by the Township. Aaron Moyer recommended the Township to vacate Ole Lane. Charlie Courtney stated they would work out the details with the property owners, if it were the Board of Supervisors' wish to vacate.

Chairman Leese questioned the sewer easement expansion through the mobile home park and Mr. Courtney stated they are working with that landowner on it.

Chairman Leese asked if the stacking of tractor trailers along Fox Run Road been finalized. Keith Ottes stated that the exact stacking is not shown on the plan. If there will be a guard house, it will be set back.

Shelly Fetterhoff confirmed the entrance to Fox Run Road will be for emergency access only and will be gated and requested confirmation that there will be no trucks turning right, from that access point. Mr. Courtney stated there will be signage, but enforcement is imposed by Ordinance. Craig Mellot confirmed the radius will be too small to turn right from there. Chairman Leese requested a note to be placed on the plan to prevent parking on Fox Run and Firehouse Roads.

Chairman Leese asked about landscaping and trees proposed. Keith Ottes directed the PC to page LP101 noting extensive landscaping around the perimeter, stating that the plan complies with the Ordinance and subject to the Township Engineer's review. There is a mix of evergreens and deciduous trees to provide as much buffer as possible. Page LP100 illustrates the planting schedule, list of plants and function of time and maintenance to make sure they grow. Chairman Leese asked what if trees die over time? Aaron Moyer confirmed that the trees are on the recorded plan and the Township can make them replace dying trees.

Chairman Leese stated he has asked the Township Solicitor for guidance regarding the applicant proposing only the existing stop sign to remain at Fox Run and Bow Creek Roads, noting a recent fatality at that intersection. Charlie Courtney stated they cannot put a signal in unless PennDOT allows it, proposing to monitor the intersection for a period of time.

Mr. Courtney asked how the PC felt about the waiver requested for curbing. Aaron Moyer stated they were still working with the developer regarding curbing on the Northside to prevent trucks from driving onto the walking path but he is in support of the waiver for the other areas due to maintenance of the curbing and storm sewers would then fall on the Township.

A time extension was granted to the Township until July 20, 2021 to review the plan. Motion: A motion was made by Curt Cassel, seconded by Doug Huyck, to recommend acceptance of the time extension until July 20, 2021. The motion

carried with a vote of 5-0.

Chief Schmoltz recommended moving fire hydrants, noting inconsistencies amongst the plan pages.

Tina Hastie of 643 Fox Run Road, asked that the emergency exit be moved further West. As it currently is depicted, she will see it from her home window, especially due to the break in the vegetation at that spot. She stated she prefers a soundproof wall and asked the developer to consider lowering the height of the building, noting that it is taking over the community. Suggested shrinking the size of the building to add extra vegetation. Charlie Courtney stated they would look into shifting the entrance, but there are grading issues, noting they are already going above and beyond Ordinance requirements for vegetation. Mr. Courtney stated the building height is unknown until the building permit is applied for, but will be in conformance with the Zoning Ordinance.

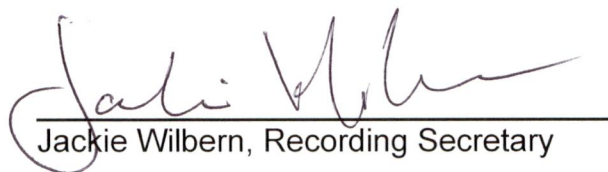
- Preliminary/Final Land Development Plan for North Faith Road Property for Indiju Hospitality 2, LLC, (due date July 25, 2021)

No action at this time.

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

**NEW BUSINESS:** Jackie Wilbern stated the PC received a letter from the Manada Conservancy requesting a letter of support for an upcoming project. The PC questioned if the property was verified to be in EHT. Mrs. Wilbern stated the letter was all the detail she had; it did not include an address or a map. Per consensus, she is to confirm the location of the property and send a letter of support on behalf of the PC.

**ADJOURNMENT:** Curt Cassel made a motion to adjourn the meeting at 8:10 p.m.



Jackie Wilbern, Recording Secretary