

**EAST HANOVER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028
August 24, 2021**

Members Present: Chad Leese, Chairman, Curt Cassel, Vice-Chairman, Members Shelly Fetterhoff, and Steve Walters. Not Present: Doug Huyck

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

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

APPROVAL OF MINUTES, July 27, 2021: Tabled until the 3 members are present.

PLANS TO BE DISCUSSED:

- Chesapeake Estates of Grantville LDP (Due date November 22, 2021) PC was given application and the review from the County. Joel Brown, Owner and William Anderson, Atwell provided background and proposed changes and expansion plans. Name of plan shall be changed to Grantville Commons due to rebranding. Curt Cassel made a motion to accept the plan for review. Seconded by Steve Walters. The motion carried with a vote of 4-0.
- Bonawitz Real Estate Subdivision/Lot Annexation Plan- (Due date October 25, 2021). John Madden presented the consolidation of 3 parcels on 9821 Jonestown Road. PC was given application and the review from the County. Will be revised and resubmitted after the Township Engineer's comments are received.
- Grantville Dollar General Subdivision Plan (Due date September 20, 2021). PC to review revision submitted by July 13, 2021. Mr. P.J. Melocheck, Project Engineer and Mike Brinkash, Engineer. Steve Walters made a motion to recommend acceptance of the 90-day time extension to December 19, 2021. Seconded by Curt Cassel. The motion carried with a vote of 4-0. Curt Cassel made a motion to recommend approval of the subdivision plan conditioned upon the comments being met in HRG's review letter to be issued later in the week. Seconded by Steve Walters. The motion carried with a vote of 4-0.
- Grantville Dollar General Land Development Plan (Due date September 20, 2021). PC to review revision submitted by July 13, 2021. Mr. P.J. Melocheck, Project Engineer and Mike Brinkash, Engineer. Steve Walters made a motion to recommend

acceptance of the 90-day time extension to December 19, 2021. Seconded by Chad Leese. The motion carried with a vote of 4-0.

The PC reviewed requested waivers:

- Steve Walters made a motion conditioned upon the HRG review to recommend approval of the waiver for the SALDO 602.8.1-Minimum vertical curve for driveway. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - Steve Walters made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 605.1-Minimum vertical curve for driveway. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - Steve Walters made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 605.3.7-Minimum driveway radii. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - Steve Walters made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 607.14-Landscaping conditioned upon the existing landscape stays. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - Curt Cassel made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 610.1-Curbing on access drive. Seconded by Steve Walters. The motion carried with a vote of 4-0.
 - Curt Cassel made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 607.6-Parking Space Size. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - Chad Leese made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 607.13-modify 20' Landscaping Requirement. Seconded by Curt Cassel. The motion carried with a vote of 4-0. Applicant will be using hardscape stone and lawn.
 - SALDO 609.1.3-Sidewalk. Waiver needs updated for next meeting.
 - Curt Cassel made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 618.8-Property Line. Seconded by Steve Walters. The motion carried with a vote of 4-0.
 - Steve Walters made a motion conditioned upon the HRG review to recommend the waiver for the SALDO 602.8.1-Minimum vertical curve. Seconded by Chad Leese. The motion carried with a vote of 4-0.
 - SALDO 603.2.1-Right of Way. Waiver needs updated for next meeting.
- Grantville Hanover Logistics 1 & 2 P/F Subdivision & LDP Review (Due date September 20, 2021) Claudia Shank from McNees Wallace & Nurick and Craig Mellot of Traffic Planning and Design, Inc. presented and requested a recommendation for conditional approval. Solicitor Stinnett noted the deficiencies existing in HRG's August 24, 2021 review letter pertaining to the width of the

proposed emergency access. Additionally, a draft of the developer's agreement was just received the previous Friday. Craig Mellot explained some of the changes that were made off site per conversations between them and Hollywood Casino. The developer has agreed to revisit whether or not a traffic light is warranted a year after the warehouse is occupied. If so, they will pay for it. If not, they will give the Township \$450,000 for them to install the traffic signal when warranted.

- Public Comment: Rebecca Oller-Trail Road asked whether there was consideration of increased traffic due to outdoor concerts at Hollywood Casino. Tina Hastie -Consider 9-5 Operation time; signage does not work; sidewalk along trailer park. Marilyn Oellig -Jonestown Road-Safety with trucks in village.

William Aiello offered a 30-day extension to the PC. Chad Leese made a motion to adjourn to Executive Session to discuss potential litigation; seconded by Shelly Fetterhoff. Adjourned at 9:10 p.m. and readjoined at 9:22 p.m.

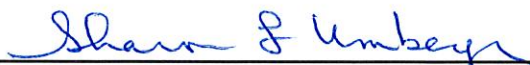
Curt Cassel made a motion to accept the 30-day extension granted by the developer to October 20, 2021; seconded by Shelly Fetterhoff. The motion carried with a vote of 4-0.

- P/F LDP for North Faith Road Property for Indiju Hospitality 2, LLC (Due date October 23, 2021) Tabled. No action at this time.

OLD BUSINESS: Jackie Wilbern stated that the only PC comments received regarding the draft SALDO were from Chairman Leese and advised the adoption hearing will be held in November.

NEW BUSINESS: Jackie Wilbern stated that 201 Trail Road-SWMO waiver was withdrawn.

ADJOURNMENT: Curt Cassel made a motion to adjourn the meeting at 9:27 p.m.



Sharon Umberger, Recording Secretary