

**EAST HANOVER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
DAUPHIN COUNTY, PENNSYLVANIA  
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028  
September 28, 2021**

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

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

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

**APPROVAL OF MINUTES, August 24, 2021:** Steve Walters made a motion, seconded by Curt Cassel to approve the minutes of the August 24, 2021, regular meeting as presented. The motion carried with a vote of 4-0-1. Doug Huyck abstained.

**APPROVAL OF MINUTES, July 27, 2021:** Shelly Fetterhoff made a motion, seconded by Doug Huyck. The motion carried with a vote of 3-0-2. Chad Leese and Steve Walters were abstentions.

**PLANS TO BE DISCUSSED:**

- **Prelim/Final Subdivision for Tyndale Property** (Due date December 27, 2021) Tim Mellott, Mellott Engineering, presented on behalf of Mike Tyndale the intent to subdivide four lots. Lot 2 would be future home of Mr. Tyndale and lots 1,3 and 4 would be sold. All driveways will be off Crawford Road. Steve Walters made a motion to accept the plan for review, seconded by Doug Huyck. The motion carried 5-0.
- **Bonawitz Real Estate Subdivision/Lot Annexation Plan-** (Due date October 25, 2021). John Madden presented the consolidation of 3 parcels on 9821 Jonestown Road. Steve Walters made a motion to recommend approval of plan to the Board of Supervisors conditioned that all HRG comments are met. Seconded by Shelly Fetterhoff. The motion carried 5-0.
- **Grantville Commons LDP** (Due date November 22, 2021) Bill Anderson, Atwell. Joel Brown, President. Requested additional waivers for street lighting and cul-de-sac streets. Resident Tina Hastie made the comment that existing parking restrictions are not enforced and stated the reduced lighting is a safety issue. Chief Schmoltz requested 30 foot wide roads to get the fire trucks through when cars parked on both sides.

The PC reviewed requested waivers for **Grantville Commons LDP**:

- SALDO Section 605.3.7- Radii at Intersections- Fire chief did not feel adequate. Fire chief to review new comments. PC to act next meeting.
  - SALDO Section 602.13-Dwelling units on cul-de-sac's-Safety provisions-PC to act next meeting.
  - Steve Walters made motion conditioned upon HRG review to recommend approval of the waiver for the SALDO Section 303 & Section 304 Preliminary and Final Plan Submission. Seconded by Shelly Fetterhoff. The motion carried with a vote of 5-0.
  - Doug Huyck made motion conditioned upon HRG review to recommend approval of the waiver with modification for the SALDO Section 609.1 Sidewalks based on conditions discussed tonight—only sidewalks to amenities not the exterior of the park. Seconded by Curt Cassel. The motion carried with a vote of 4-1. Chad Leese voted No.
  - Doug Huyck made motion conditioned upon HRG review to recommend approval of the waiver for the SALDO Section 605.4 Snow Drop off Areas. Seconded by Steve Walters. The motion carried with a vote of 5-0.
- **Grantville Dollar General Land Development Plan** (Due date December 19, 2021). Mike Brinkash, Engineer.

The PC reviewed requested waivers for Grantville Dollar General LDP:  
Four previously approved waivers were re-approved for clarification.

The PC reviewed the requested waivers for Grantville Dollar General LDP:

- - SALDO Section 609.1.3 – Sidewalks. A motion was made by Curt Cassel seconded by Doug Huyck to grant a deferral of the requirement for sidewalks along Jonestown Road until other sidewalks are installed in the village of Grantville. Motion carried with vote of 5-0.
  - Doug Huyck made motion conditioned upon HRG review to recommend approval of the waiver with modification for the SALDO Section 602.3.1 – Required right-of-way. Note on plan and developer's agreement.

Curt Cassel made a motion to recommend approval of the Grantville Dollar General land development plan conditioned upon the final comments being met

in HRG's review letter of September 24, 2021. Seconded by Shelly Fetterhoff. The motion carried with a vote of 5-0.

- **Grantville Hanover Logistics 1 & 2 P/F Subdivision & LDP Review** (Due date October 20, 2021) The PC reviewed requested waivers:
  - SALDO Section 610.1 – Installation of curb on all existing and new streets, access drives and parking areas. Curt Cassel made a motion, seconded by Doug Huyck. Motion carried with vote of 4-1. Shelly Fetterhoff voted No.
  - SALDO Section 605.3.7 – Minimum rounded tangential arcs have a minimum radius of 30'. Curt Cassel made a motion, seconded by Doug Huyck. Motion carried with vote of 4-1. Shelly Fetterhoff voted No.
  - SALDO Sections 303 & 304 – Submission of a preliminary plan. Curt Cassel made a motion, seconded by Doug Huyck. Motion carried with a vote of 3-2. Chad Leese and Shelly Fetterhoff voted No.

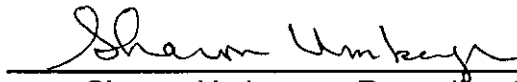
The Planning Commission made the recommendation to approve the plan conditioned upon the following: All comments made in HRG's review letter dated September 28, 2021 must be met. Roll call vote: Steve Walters - Abstained; Shelly Fetterhoff - Opposed; Doug Huyck - Yes; Chad Leese - Yes; Curt Cassel - Yes. The motion carried with vote of 3-1-1.

- **P/F LDP for North Faith Road Property for Indiju Hospitality 2, LLC** (Due date October 23, 2021) Steve Walters made a motion to recommend acceptance of the 60-day extension requested by the developer to January 21, 2022. Seconded by Chad Leese. The motion carried with a vote of 5-0.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** Curt Cassel made a motion to adjourn the meeting at 9:12 p.m.

  
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Sharon Umberger, Recording Secretary