

**EAST HANOVER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028
October 26, 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.

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

APPROVAL OF MINUTES, September 28, 2021: Curt Cassel made a motion, seconded by Doug Huyck to approve the minutes of the September 28, 2021, regular meeting as presented. The motion carried with a vote of 5-0.

PLANS TO BE DISCUSSED:

- **Manada Golf Club LDP (Due date January 24, 2022)** Rick Saxon, General Manager presented plan to build 24' x 40" Cart Barn with no sewer or water. Aaron Moyer explained that because it is construction of non-residential building, a LDP is required by the Ordinance. Shelly Fetterhoff made a motion to accept the plan for review, seconded by Curt Cassel. The motion carried 5-0.
- **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 and note to be added to plan.

The PC reviewed requested waivers for **Tyndale Property**

- SALDO Section 402.3.4 Existing Features-Steve Walters made a motion to recommend approval of the waiver with modification, seconded by Curt Cassel. Wells must be located for two properties on Crawford Road. The motion carried 5-0.
- SALDO Section 402.5.3 Stormwater Report to be deferred- Chad Leese made a motion to recommend approval of the waiver, seconded by Steve Walters. The motion carried 5-0.
- SALDO Section 402.5.8 Wetland Study- Doug Huyck made a motion to recommend approval of the waiver, seconded by Steve Walters. The motion carried 5-0.
- SALDO Section 602.3.4.2 Cartway Width- Chad Leese made a motion to recommend approval of the waiver, seconded by Doug Huyck. The motion carried 5-0.

- SALDO Section 610-Curbing- Curt Cassel made a motion to recommend approval of the waiver, seconded by Doug Huyck. Motion carried 5-0.
- Curt Cassel made a motion to recommend approval of the Tyndale Property Subdivision Plan to Board of Supervisors, seconded by Shelly Fetterhoff. Motion carried 5-0.
- **Grantville Commons LDP** (Due date November 22, 2021) Plan Tabled.
Doug Huyck made a motion to accept the 90-day time extension to the Township by the developer to February 20, 2022, seconded by Chad Leese. Motion carried 5-0.
- **P/F LDP for North Faith Road Property for Indiju Hospitality 2, LLC** (Due date January 21, 2022). Ron Secary of Snyder, Secary & Associates presented updated plan showing modifications including flipping the entrance to the hotel. HRG had numerous comments and Mr. Secary will schedule meeting with Aaron Moyer to discuss. Chad Leese asked questions regarding traffic flow and pedestrian crossings. Steve Walters suggested the fire chief review the plan again with its changes.

Public Comment:

Linda Shakespeare-Faith Church member-concerns about safety of pedestrians. No walkability to cross street or access new Dollar General site. Developer shared that lessor to Sheetz has not agreed to building sidewalks as connector.

Tina Hastie-Fox Run Road-Issue with pedestrian safety

Rebecca Oller-400 Trail Road-concerned sidewalks would be deferred.

OLD BUSINESS:

- **SALDO hearing scheduled for November 16, 2021 at BOS Meeting**

NEW BUSINESS:

- **Williams holding Group -Request for Zoning Amendment**

James Strong, McNees Wallace & Nurick presented request to rezone 4.3 acres from RA to Neighborhood Commercial to eliminate split zoning in Creekvale Townhomes located off of Route 39. Proposed connection to West Hanover Township sewer. Streets are private. Chad Leese questioned 2 school districts involved, confirmed no short-term rentals and limit investment properties.

Public Comment:

Rebecca Oller-400 Trail Road-may require inter-municipal agreement with WHT. Jackie Wilbern to check with Solicitor.

Comments must be provided within 30-day period, recommending hearing at the December 7, 2021 Board of Supervisors meeting. Hearing to be advertised in the November 18th and November 25th Hummelstown Sun.

- **Hanover Logistics 3, LLC-Conditional Use Application**

Luke Teller Langan Engineering presented a 3-warehouse plan on Old Jonestown Road totaling less than 600,000 sq. ft.

PC consensus for the following conditions to be met by Hanover Logistics 3:

- Construct earth berms of 60% of overall height for residential properties to the West & South of buildings.
- Note on plans that fire access drive is only for that reason, trucks should not be on Spring Road.

Public Comment:

Dean Oellig-Spring Road-concerns about Right-of-Way for warehouse emergency exit onto Spring Road. Truck traffic not following sign restrictions.

Rick Hoover-1102 Manada Gap Road-concern that warehouse is on a historic site with archeological findings in late 1980's or early 1990's.

Rebecca Oller-400 Trail Road-historical concerns and zoning concerns regarding frontage on Bow Creek Road.

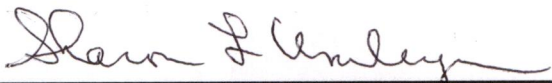
Tina Hastie-Fox Run Road-would like to see Hanover Logistics install Jersey Barriers on their properties so no right turns onto Jonestown Road.

Comments must be provided within 30-day period, recommending hearing at the December 7, 2021 Board of Supervisors meeting. Hearing to be advertised in the November 18th and November 25th Hummelstown Sun.

- **Draft Report for Act 537 Wastewater Facilities Special Study**

Rick Hoover, Municipal Authority Chairman, was available to answer PC questions. Board wants to hear comments from PC and Dauphin County before a recommendation can be made by the Supervisors.

ADJOURNMENT: Curt Cassel made a motion to adjourn the meeting at 8:53 p.m.



Sharon Umberger, Recording Secretary