

**EAST HANOVER TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
DAUPHIN COUNTY, PENNSYLVANIA  
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028  
November 23, 2021**

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

Also, Present: Jackie Wilbern, Assistant Township Manager, Aaron Moyer, P.E., HRG was via phone.

**CALL TO ORDER:** The meeting was called to order at 7:10 p.m., by Chairman Chad Leese.

**APPROVAL OF MINUTES, OCTOBER 26, 2021:** Steve Walters made a motion, seconded by Doug Huyck to approve the minutes of the October 26, 2021, regular meeting as presented. The motion carried with a vote of 4-0.

**PLANS TO BE DISCUSSED:**

- **Manada Golf Club LDP** (Due date January 24, 2022) Rick Saxon, General Manager presented plan to build 960 Sq Foot Cart Barn with no sewer or water. Steve Walters made a motion to recommend for approval of the Manada Golf Club LDP conditioned upon comments from HRG's October 14, 2021 being met, seconded by Chad Leese. The motion carried 4-0. Plan will be on the December 21, 2021 BOS agenda.
- **Grantville Commons LDP** (Due date February 20, 2022) Bill Anderson, Atwell Engineering and Joel Brown, Owner were present. Looking for formal action on 7 waivers.
  - **SALDO 602.13- Cul-de-Sac Streets-# of units.** Steve Walters asked Chief Schmolitz for his opinion regarding an emergency access gravel driveway proposed by the developer.
  - **SALDO 602.13 waiver tabled**-Discussed and tabled after PC gave good conceptual guidance for next month. Developer to provide revised waiver form and to have review by Aaron Moyer & Chief Schmolitz.
  - **SALDO 605.3.7 Radii at Intersection-Tabled**-Developer to provide form.
  - **SALDO 609.1 Interior Sidewalks.** There will be sidewalks around the clubhouse and connecting northern walking trail-conditioned if applicant is agreeable. Steve Walters made a motion to recommend approval of the waiver, seconded by Doug Huyck. The motion carried 4-0.
  - **SALDO 605.4 Snow Drop Off Area-Cul-de-Sac.** Note on plan-easement not to park cars. Steve Walters made a motion to recommend approval of the waiver, seconded by Chad. Motion carried 4-0.
  - **Section 625- Lighting-tabled.** Discussed different lighting options. Planning

Commission not opposed to considering a modification of the waiver, but made the consensus they would not grant a full waiver.

- **SALDO 602.13 Short Cul-de-Sac length for Longview Lane & McKinney Drive.** Steve Walters made a motion to recommend approval of short cul-de-sac for Longview Lane and McKinney Drive, seconded by Shelly Fetterhoff. Motion carried 4-0.

Public Comment:

- Rebecca Oller-Trail Road-wanted to know length of cul-de-sac.
  - Tina Hastie-Fox Run Road-confirmed there is an exit onto Fire House Road, and asked should there be a medical emergency what would happen with the entrance/exits blocked.
  - Chief Schmoltz asked if there could be an additional permanent exit.
  - Concerns about the limited lighting expressed by Tina Hastie, Chief Schmoltz, and Rebecca Oller. Steve Walters asked whether there is a more feasible number of light poles somewhere between 20-95. Aaron Moyer to discuss with HRG lighting experts. Chief Schmoltz asked that addresses be marked better & Chad Leese recommended a reflective address.
- **P/F LDP for North Faith Road Property for Indiju Hospitality 2, LLC** (Due date January 21, 2022). Ron Secary of Snyder, Secary & Associates stated there were only a few minor technical comments remaining. Doug Huyck inquired about the stormwater drainage system. Mr. Moyer expressed he is not recommending the granting of the waiver for the stormwater invert. Mr. Secary advised the property owner of the Sheetz property has been non-communicative and said he "will generate a discussion with PennDOT to force the property owner's hand" in regards to Mr. Moyer's suggestion regarding smoothing out the rumble strip on the concrete apron entering the Sheetz property.

Public Comment:

- Marilyn Oellig-Jonestown Road-concerns about turning left heading South on 743 is a safety issue. PennDot District 8 approved existing exit with no restrictions.
- Linda Shakespeare-Faith Church member-asked why the PC cannot call PennDot on behalf of the residents. Aaron Moyer explained there was a scoping meeting with PennDot, the Township & K&W Engineers with applicant regarding traffic parameters. Township shared concerns at that meeting but they still made the decision they made.
- Rebecca Oller-400 Trail Road-asked when scoping meeting held. Jackie Wilbern stated held in 2018.
- Chief Schmoltz-1) concern about the access for ladder trucks 2) Southeast corner access to the property 3) Connection from above for dry hydrant.
- Rebecca Oller-Trail Road-asked how many total waivers were requested. Fifteen waivers have been requested by the applicant.
- Deb Tregoe-Jonestown Road-asked about fencing and mentioned flooding at church last summer due to high water table.

- **SALDO 303 Preliminary Plan Application** - Steve Walters made a motion to recommend approval of waiver, seconded by Chad Leese. Motion carried 4-0.
- **SALDO 602.3.1 Minimum Right of Way along Public Streets**. Doug Huyck made a motion to recommend approval of waiver, seconded by Steve Walters. Motion carried 4-0.
- **SALDO 608.2 Location of Ground-Level Loading Areas**. Chad Leese made a motion to recommend approval of waiver, seconded by Doug Huyck. Motion carried 4-0.
- **SALDO 609.1 Sidewalk along Public Streets and Access Drives**-Steve Walters made a motion to recommend approval of waiver, seconded by Doug Huyck. Motion carried 4-0.
- **SWMO 313.A Grading of Cut Slopes**. Steve Walters made motion to recommend approval of waiver, seconded by Doug Huyck. Motion carried 4-0.
- **SWMO 501.A.6 Limiting Zone-Slope-Tabled**

Jackie Wilbern to review past waivers granted by the PC for North Faith Road Property for Indiju Hospitality 2, LLC.

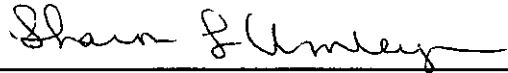
#### **OLD BUSINESS:**

- SALDO hearing re-scheduled for December 21, 2021, at 7:30 pm. Ms. Wilbern advised the Township received comments from the County Planning Commission that had to be incorporated and readvertised.
- Williams Holding Group, LLC-Zoning Amendment scheduled for BOS Meeting on December 7, 2021 at 7:30pm. Mrs. Wilbern inquired as to whether or not the PC had any comments. Chairman Leese stated he is concerned that the scope of the project will increase after the zoning change, but it is a good use of the parcel that has no other use as is.
- Hanover Logistics 3, LLC-Conditional Use Hearing scheduled for BOS Meeting on December 7, 2021 at 8pm. Mrs. Wilbern inquired as to whether or not the PC had any comments and noted that proposed conditions were provided to the PC that are not public yet because the Solicitor is still reviewing them. Chairman Leese stated the point should be driven in that access to Spring Road shall be for the use of emergency vehicles only and that he approves of the planting of screening berms around all sides of the warehouses. It was inquired as to whether or not an archeological study can be required. He also asked if we can require the developer to pay to have the Jonestown Road truck restriction Ordinance rewritten to serve tractor trailers.

**NEW BUSINESS:**

Rebecca Oller-Trail Road-asked why PC granting so many waivers.

**ADJOURNMENT:** Shelly Fetterhoff made a motion to adjourn the meeting at 9:30 p.m.

A handwritten signature in cursive script, appearing to read "Sharon Umberger", written over a horizontal line.

Sharon Umberger, Recording Secretary