

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

JUNE 28, 2022 REGULAR MEETING MINUTES

Members present: Kenneth Wolensky, Chairman; Curt Cassel, Vice Chairman; Doug Huyck; Dennis Murton; and Steve Walters.

Also present: Nicholas Yingst, Township Manager; Stephanie Harmon, MS4 and Planning Coordinator; Aaron Moyer, Township Engineer, HRG; and Tina Cassel Hastie, Township Supervisor.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chairman Wolensky and began with each municipal official present providing a brief introduction of themselves.

APPOINTMENT OF RECORDING SECRETARY: Motion by Mr. Walters, second by Mr. Huyck to appoint Nicholas Yingst as Recording Secretary for the June 28, 2022 regular meeting. Motion carried by a vote of 5 to 0.

APPROVAL OF MINUTES: Motion by Mr. Walters, second by Mr. Cassel to approve the minutes of the March 22, 2022 regular meeting as presented. Motion carried by a vote of 5 to 0.

PLANS TO BE DISCUSSED:

Creekvale Phase VI Land Development Plan (LDP): Chase Mader, Williams Site Civil, presented the LDP for Creekvale Phase VI. He noted the plan proposes to construct two 5-unit townhouse buildings within the currently undeveloped portion of the existing Creekvale residential development that is within East Hanover Township (the remainder of the development is within West Hanover Township). The utilities and streets, including Lenker Drive which fronts the proposed units, are within West Hanover, including the development's access to Route 39, and no public improvements are associated with this phase. In addition to the townhouse buildings, site improvements will include the construction of associated driveways, utility laterals, a stormwater management facility, and storm sewer conveyance system, which Mr. Mader noted included a slotted drain system in the driveways that would connect to the stormwater facility. The parcel was zoned Neighborhood Commercial per Ordinance 2021-04. While it was noted a waiver was being requested to allow for the submission of a combined preliminary/final land development plan, Mr. Moyer noted the current Subdivision And Land Development Ordinance (SALDO) did not require this to be a waiver, but rather just a request to the Township.

Mr. Walters asked if the Grantville Volunteer Fire Company (GVFC) would be the fire company primarily responsible for responding to fire calls in Phase VI. Chief Saul Schmolitz of the GVFC indicated it would be, and that this would necessitate requesting a special box number due to the fire company needing to travel through West Hanover in order to respond to a call in Phase VI. Per a question from Chairman Wolensky, Mr. Mader noted there were currently 133 units approved for the existing five phases of Creekvale in West Hanover. Per a question from Mr. Yingst, Andrew Williams, the developer, indicated an intermunicipal agreement would need to be entered into by East Hanover and West Hanover regarding sanitary sewer, and a draft of such agreement was currently before West Hanover's Solicitor for review; Mr. Williams noted the agreement was anticipated to be an assignment of Equivalent Dwelling Units. Per another question from Mr. Yingst, Mr. Williams noted a subdivision was not part of the plan, as a Homeowner's Association would own the land.

**Motion by Mr. Cassel, second by Mr. Huyck to accept the Creekvale Phase VI LDP plan for review, resulting in a review deadline of September 26, 2022.
Motion carried by a vote of 5 to 0.**

With no further comments or question noted, Mr. Mader and Mr. Williams left the meeting at 7:14 p.m.

Grantville Commercial Center Sketch Plan: Doug Gamber, LIVIC Civil, presented the sketch plan for the Grantville Commercial Center on Bow Creek Road. Noting this sketch plan had been presented to the Board of Supervisors the prior week, he then described the location of the parcel and indicated a two phase development was being considered. Mr. Gamber elaborated that the initial phase for the front (west) and middle sections of the parcel that would involve installation of gas pumps (including a separate area for diesel pumps) and construction of a convenience store that would be flanked by fast-food restaurants, and a later phase for the east (back) section of the parcel would involve construction of a five-story hotel. While noting he did not anticipate that zoning relief would be needed, he also noted there was a need to refine the plan to address maneuvering and egress for large trucks, which currently would be exiting via a proposed north driveway that would cause the trucks to pass in front of the hotel. As such, Mr. Gamber indicated the intent was to add a third egress point; he also acknowledged a traffic study would be necessary and, while Bow Creek Road is a Township road, the connections would be designed to meet PennDOT requirements.

Per a question from Chairman Wolensky, Mr. Gamber anticipated there would be at least two years between the submission of the first phase and the second, and he noted the SALDO required the submission of a separate preliminary plan. Mr. Huyck asked why the hotel was proposed to be five stories, while the other hotels in the vicinity were no more than four stories. Mr. Gamber indicated the number of stories was still in flux, and Mr. Moyer noted the zoning ordinance limited the building height to four stories or 65 feet, whichever was more restrictive. Per a question from Mr.

Huyck regarding potential fire fighting concerns, Chief Schmolitz noted that maneuvering apparatus might be difficult with the parking as currently designed. Per a question from Mr. Yingst, Mr. Gamber anticipated the submission of a preliminary plan was at minimum two to three months away, and he stressed that based upon his firm's continued review of the project and the input of the Township he recognized several changes to what had been submitted on the sketch plan would be necessary.

With no further questions or comments noted, Mr. Gamber left the meeting at 7:28 p.m.

OLD BUSINESS: None noted.

NEW BUSINESS:

Recent Hiring of MS4 and Planning Coordinator: Chairman Wolensky welcomed Stephanie Harmon, who started employment with the Township earlier in the week. At his request, she introduced herself and provided a summary of her professional experience and noted she was looking forward to working with the Planning Commission.

Anticipated Plan Submission for PennDOT Stockpile Site: Mr. Yingst reported that he and Mr. Moyer had a preliminary meeting with PennDOT's consultants regarding a land development plan that was anticipated to be submitted in the next few days. This plan would propose converting the property at the southwest corner of Allentown Boulevard and Sandbeach Road into a stockpile site, and he indicated his expectation this would be before the Planning Commission to accept the plan for review at the following month's meeting.

Proposed Updates to Zoning Ordinance: Mr. Yingst reported that Mr. Moyer was working on updates to the zoning ordinance as part of the Township's commitment to periodically review same. He informed the Planning Commission members he would be happy to provide the draft to them if they were interested.

BUSINESS FROM THE PUBLIC: Kenneth Wolensky asked if there was any business from the public.

Sidewalk and Curb Requirements: George Gregory Dovey, 152 East Caren Drive, expressed concerns about the frequency of waivers being granted for developers not installing sidewalks and curbs. Mr. Moyer noted the current SALDO no longer treats these requests as waivers, but rather requires a fee-in-lieu of installation to be paid to the Township for future sidewalks and curbs if a project proposes to not construct same.

ADJOURNMENT: With no further business to come before the Planning Commission, **motion by Mr. Cassel, second by Mr. Huyck to adjourn the regular**

meeting. Motion carried by a vote of 5 to 0 and the meeting was adjourned at 7:35 p.m.


Nicholas Yingst, Recording Secretary