

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

**JULY 26, 2022 REGULAR MEETING MINUTES**

Members present: Curt Cassel, Vice Chairman; Doug Huyck; Dennis Murton; and Steve Walters. Members not present: Kenneth Wolensky, Chairman.

Also present: Nicholas Yingst, Township Manager; 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 Vice Chairman Cassel.

**APPOINTMENT OF RECORDING SECRETARY:** Motion by Mr. Walters, second by Mr. Huyck to appoint Nicholas Yingst as Recording Secretary for the July 26, 2022 regular meeting. Motion carried by a vote of 4 to 0.

**APPROVAL OF MINUTES:** Motion by Mr. Walters, second by Mr. Huyck to approve the Planning Commission (PC) minutes of the June 28, 2022 regular meeting. Motion carried by a vote of 4 to 0.

**PLANS TO BE DISCUSSED:**

**Creekvale Phase VI Land Development Plan (LDP):** The PC revisited the Creekvale Phase VI LDP that was accepted for review at the prior month's PC meeting. Review letters and correspondence had been received from the Dauphin County Planning Commission (DCPC), Zoning Officer, Municipal Authority Engineer, Township Engineer, and West Hanover Township, the municipality in which most of the project is located.

Chase Mader, Williams Site Civil, began by providing a brief recap of the plan. He noted the stormwater generated by Phase VI in East Hanover Township would be managed in East Hanover. In reference to Township Engineer's review comment #1 on stormwater exfiltration, Mr. Mader indicated the applicant was hoping to avoid installing an outlet structure in the stormwater basin. It was noted this would likely require a waiver, and that this would be reflected on the revised plan he was anticipating would be submitted in about a week and a half. Mr. Mader noted his hope was to continue to use a lower tiered portion of the emergency spillway as the main discharge point. Per a question from Mr. Walters, Mr. Mader indicated it was roughly 120 feet from the basin to the creek. Per a question from Vice Chairman Cassel, Mr. Mader described the slope from the basin to the creek, noting portions were grassy and other portions were heavily wooded. Mr. Yingst referenced the



DCPC review letter and asked if the proposed sidewalks connected to other sidewalks in the neighborhood; Mr. Mader indicated they did not.

With no further questions or comments noted, Mr. Mader left the meeting at 7:10 p.m.

**PennDOT Stockpile Site LDP:** Joseph Gurney, First Capital Engineering, presented and described the LDP for a proposed PennDOT stockpile site at 9147 Allentown Boulevard, Grantville, in the Highway Commercial (HC) zoning district. He noted the plan proposes an 806 square foot personnel staging building, 200 square foot storage shed, 3,375 square foot salt building, 900 square foot brine tank enclosure, 10 parking spaces for fleet vehicles, and 16 other parking spaces. The facility would utilize existing driveways with the driveway onto Sand Beach Road being primary. The facility perimeter would be enclosed by a security fence with security gates.

Mr. Gurney described the three waivers being requested, namely:

- Section 307 of the Subdivision and Land Development Ordinance (SALDO) to allow for combined preliminary and final plan approval;
- Section 401.C.3 of the SALDO to allow for submitting plans in a 30-inch by 42-inch format; and
- Section 719 of the SALDO to not require installation of sidewalk.

He also noted the plan would be reducing impervious area on the site. Per a question from Mr. Huyck, Robert Oettl, Mimar McKissick, indicated the brine tanks would be contained by a three- or four-foot-high knee wall. Per a question from Vice Chairperson Cassel, Mr. Gurney and Mr. Oettl shared they were not sure if truck washings would occur onsite. As such, they will get clarification from PennDOT on this and report back to the PC.

Michael Yingling, 130 Eastwood Circle, Hummelstown, was recognized for comment. He noted the project site is an important one and suitable for commercial development. He shared the history of PennDOT's purchase of the site, expressing that they overpaid for the property which pushed local developers out. He stated that PennDOT has not taken care of property, providing examples of same, and expressed his belief they would not do so upon the site being developed. Mr. Yingling further stated that PennDOT has consistently dictated to the Township what their plans were for the property instead of having a dialogue with the Township regarding same, providing the initial purchase of the property and the capping of the sewer line as two examples of this. He shared that in 2018 a letter was sent to PennDOT that was signed by four Township Supervisors, including himself, expressing their frustration with PennDOT's plans for the site and lack of communication regarding same. Mr. Yingling indicated that other sites were proposed to PennDOT for this facility that were closer to Interstate 81 but were not pursued. For these reasons he indicated he was opposed to this project.

Ms. Hastie was recognized for comment. She noted the onsite stormwater system uses corrugated metal. Reflecting that the Township was replacing corrugated metal stormsewer pipes with PVC elsewhere, she asked inquired if the developer had

consider using materials other than corrugated metal. Mr. Gurney indicated the intent was to utilize what was already in place and coat with a polyvinyl coating. Per a question from Mr. Moyer, Mr. Gurney indicated he will provide the specifications for this once he has received them from PennDOT. Mr. Yingling asked if the Township allowed for corrugated metal stormwater facilities to be installed. Mr. Moyer indicated he did not believe it would for new construction, but existing facilities were likely a different matter, and he would have to consult with the Township Solicitor on this.

With no further questions or comments noted, **motion by Mr. Walters, second by Mr. Huyck to accept the PennDOT Stockpile Site LDP plan for review, resulting in a review deadline of October 24, 2022. Motion carried by a vote of 4 to 0.**

**OLD BUSINESS:**


**Grantville Commercial Center:** It was noted the developer indicated he anticipated submitting a preliminary plan for this project in the months ahead. Mr. Yingst reported a meeting was being planned for early August between representatives of the Township and the developer.

**Proposed Updates to Zoning Ordinance:** The Township Engineer is continuing to work on this.

**NEW BUSINESS:** None.

**BUSINESS FROM THE PUBLIC:** None.

**ADJOURNMENT:** Motion by Mr. Walters, second by Mr. Huyck to adjourn the regular meeting. Motion carried by a vote of 4 to 0 and the meeting was adjourned at 7:31 p.m.

  
Nicholas Yingst, Recording Secretary