

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

**AUGUST 23, 2022
REGULAR MEETING MINUTES**

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

Also present: Nicholas Yingst, Township Manager; Stephanie Harmon, MS4 and Planning Coordinator; Aaron Moyer, Township Engineer, HRG; Tina Cassel Hastie, Township Supervisor; and Alexa Korber, Tri-County Regional Planning Commission.

CALL TO ORDER: The meeting was called to order at 6:59 PM by Chairman Wolensky.

APPOINTMENT OF RECORDING SECRETARY:

Motion by Mr. Huyck, seconded by Mr. Cassel to appoint Stephanie Harmon as the Recording Secretary for the Planning Commission for the remainder of 2022. Motion carried by a vote of 3 to 0.

APPROVAL OF MINUTES:

Motion by Mr. Huyck, seconded by Mr. Cassel to approve the minutes of the July 26, 2022 regular meeting. Motion carried by a vote of 3 to 0.

PLANS TO BE DISCUSSED:

Creekvale Phase VI Land Development Plan (LDP): Andrew Williams and Chase Mader, Williams Site Civil, revisited the Creekvale Phase VI LDP that was accepted for review at the June 28, 2022 PC meeting. It was noted that a revised plan, dated July 29, 2022, had been submitted to EH Township and that West Hanover Township provided their approval last week.

Mr. Williams confirmed for Alexa Korber, Tri-County Regional Planning Commission (TCRPC), that an HOA is present and will be responsible for BMP maintenance.

Mr. Williams requested to withdraw the waiver request for SLDO 304. Additionally, they requested a new waiver to discharge through a two-tiered spillway, in lieu of SWMO 501.B.2, which does not allow a basin's emergency spillway to be utilized for the discharge of normal flows. Mr. Moyer described the design and how the two-tiered spillway would still allow for the main emergency spillway to be reserved for emergency flows. This design would also allow discharged flows to be spread out further than a pipe, thus reducing erosion potential on the downstream slope. Mr. Moyer stated it would be advantageous for the PC to approve this waiver. With no further questions or comments, **Mr. Huyck made a motion, seconded by Mr. Cassel, to approve a waiver from SWMO 501.B.2 allowing the two-tiered spillway discharge design. Motion carried by a vote of 3 to 0.**

Mr. Huyck made a motion, seconded by Mr. Cassel, to recommend conditional approval by the BOS, provided comments in HRG's August 16th letter and TCRPC's June 9th letter are satisfied. Motion carried by a vote of 3 to 0.

PennDOT Stockpile Site LDP: Joe Gurney, First Capital Engineering, revisited the PennDOT Stockpile Site LDP that was accepted for review at the July 26th, 2022 PC meeting. It was noted that review letters and correspondence had been received from the TCRPC, the Municipal Authority Engineer, and the Township Engineer.

Fire Chief Schmolitz, Grantville Fire Company, stated he would love to see a traffic light at the intersection of Route 22 and Sand Beach Road due to the number of crashes at this intersection. Ms. Korber also stated the value of a light at this intersection, noting TCRPC has reviewed the data and there have been sixteen crashes in the past four to five years. Mr. Gurney stated they have completed the traffic analysis and it does not warrant a traffic signal.

Ms. Korber, (TCRPC), referenced TCRPC comments including proposed future improvements on Sand Beach Road and correcting the signature block on the plans.

Martin Rafalko Subdivision Plan: John Madden, Frederick, Seibert, & Associates, and Mr. Rafalko, made a brief presentation discussing the two-acre subdivision from the Horvath property. **Mr. Cassel made a motion to accept the plan for review, Mr. Huyck seconded the motion. Motion carried by a vote of 3 to 0.**

OLD BUSINESS:

Grantville Commercial Center: Mr. Yingst reported that he, Mr. Moyer, and Ms. Harmon participated in a Zoom meeting (8/2/22) with the applicant for this project earlier in the month. A formal plan is anticipated in the next few weeks.

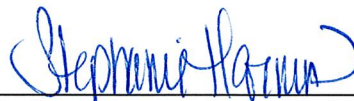
Proposed Updates to Zoning Ordinance: The Township Engineer is continuing to work on this.

NEW BUSINESS: None

BUSINESS FROM THE PUBLIC: Chairman Wolensky asked if there was any business from the public and none was noted.

ADJOURNMENT:

Motion by Mr. Cassel, seconded by Mr. Huyck, to adjourn the regular meeting. Motion carried by a vote of 3 to 0 and the meeting adjourned at 7:35 PM.



Stephanie Harmon, Recording Secretary