

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

**December 27, 2022
REGULAR MEETING MINUTES**

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

Also present: Stephanie Harmon, MS4 and Planning Coordinator; Alexa Korber, Tri-County Planning Commission (TCRPC); Isaac Underhill, Staff Professional I, Township Engineer Representative, HRG.

CALL TO ORDER: The meeting was called to order at 7:00 PM by Chairman Wolensky.

APPROVAL OF MINUTES:

Motion by Mr. Walters, seconded by Mr. Huyck, to approve the minutes of the November 22, 2022 regular meeting. Motion carried 4-0, with Mr. Cassel abstaining due to his absence last month.

PLANS TO BE DISCUSSED:

Amy & Darren Rech Solar Land Development Plan (153 Pine Road, Palmyra)

Joe Burget, Burget & Associates, Inc. and Doug Berry, CEO, Solar Renewable Energy (SRE), were present to discuss the Amy & Darren Rech Solar Land Development Plan.

Mr. Wolensky reviewed the materials before the PC:

- November 15, 2022 Dauphin County Review Letter
- December 12, 2022 HRG Review Letter
- December 13, 2022 Burget & Associates Response Letter
- December 27, 2022 HRG Review Letter and discussed whether it would be the preference of the PC to review the HRG comment letter now or to have Mr. Burget address the items in the 12-27-2022 HRG letter and submit a revised plan for January's PC meeting. Mr. Burget stated his preference was to review the letter now and requested the PC act tonight to move the plan forward. Mr. Berry echoed that statement as SRE has an option to purchase the property (pending Township approval).

The PC was amenable to Mr. Burget providing a review and he distributed a copy of **HRG's December 27th letter** with his written comments/responses. Mr. Burget proceeded with a review of the comments and his plan to address each. Of special note, under **Waivers; comments 1-2** are that the original two waivers requested using the incorrect SALDO, (SALDO 402.3.4) existing features within 200' and (SALDO 402.5.8) Wetland Study were withdrawn by the applicant.

Upon completion of Mr. Burget's review, Mr. Wolensky discussed the timing of upcoming meetings and the review deadline with the PC. Mr. Wolensky asked the Township (Ms. Harmon) if they should have the applicant revise and resubmit and act at the January meeting or should they act tonight. Ms. Harmon replied that typically the PC would have the applicant revise the plan and resubmit for action at the following PC meeting. With the timing of the BOS meeting an extension may need to be requested regardless, as the BOS meeting (February 21) is one day after the 90-day review period for this plan. Mr. Burget again requested the

PC act tonight as the comments are minor and easy fixes and Mr. Berry again stated his urgency due to the option to purchase. Mr. Cassel stated this is a simple plan and the PC has recommended BOS approval with contingencies previously. Mr. Burget stated they would not go to the BOS until HRG says they should.

Discussion ensued regarding whether they needed to act on the waivers. Current waiver requests, **Waivers; comments 3-4**, including (SALDO 719) Sidewalks, will be addressed by the applicant paying the fee-in-lieu of (SALDO 719.B) and (SALDO 721) Landscaping, will be addressed by the applicant installing landscaping in the eastern and northern portions of the property as well as the southern portion if HRG deems necessary. Due to the waivers being addressed in HRG's December 27, 2022 letter, the PC deemed it unnecessary and therefore no formal action was taken on the waivers.

Mr. Cassel made a motion, seconded by Mr. Walters to recommend conditional approval by the BOS, contingent upon satisfactorily addressing all items in HRG's December 27, 2022 letter. Motion carried, 5-0.

PUBLIC COMMENT:

Ms. Korber questioned if a solar access easement is necessary, and Mr. Burget explained that since SRE is planning to purchase the property it is not. Ms. Korber also asked on behalf of Dauphin County what happens in a scenario where an adjoining property builds or plants something that blocks the view or casts a shadow on the panels. Mr. Burget explained that the way the site is designed, this should not be a concern.

OLD BUSINESS: None

NEW BUSINESS:


Ms. Harmon mentioned the PC should expect to receive both a subdivision and LDP applications from Byler Holdings via Steckbeck Engineering for a project in the area of Ridge and Station Roads.

Ms. Harmon also noted at the December 20th BOS meeting HRG was authorized to complete updates to both the SALDO and Zoning Ordinances.

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 5-0. The meeting adjourned at 7:30 PM.


Stephanie Harmon, Recording Secretary