

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

**February 28, 2023  
REGULAR MEETING MINUTES**

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

Also present: Nicholas Yingst, Township Manager; Stephanie Harmon, MS4 and Planning Coordinator; 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.

**REORGANIZATION:**

- Chairman
  - **Curt Cassel made a motion to nominate Ken Wolensky as Chairman. Steve Walters seconded. Motion carried 3-0, with Mr. Wolensky abstaining.**
- Vice Chairman
  - **Steve Walters made a motion to nominate Curt Cassel as Vice Chairman. Ken Wolensky seconded. Motion carried 4-0.**
- Secretary
  - **Steve Walters made a motion to nominate Doug Huyck as Secretary. Curt Cassel seconded. Motion carried 4-0.**
- Appointment of Recording Secretary
  - **Steve Walters made a motion to nominate Stephanie Harmon as Recording Secretary. Doug Huyck seconded. Motion carried 4-0.**

**APPROVAL OF MINUTES:**

**Motion by Mr. Cassel, seconded by Mr. Huyck, to approve the minutes of the December 27, 2022 regular meeting. Motion carried 4-0.**

**PLANS TO BE DISCUSSED:**

**a. Preliminary/Final Subdivision & Land Development Plan for J.L.B. Construction, Inc.**

- Accepted for review: February 28, 2023
- Review deadline: May 29, 2023
- Last PC meeting date for review : May 23, 2023

Mike Swank, Byler Real Estate Holdings and Michael Lusaitis, Steckbeck Engineering were in attendance to present the Subdivision & Land Development Plans for J.L.B Construction, Inc. and Walters Services, Inc. Both are existing businesses that are being relocated from their current location (Firehouse and Fox Run Roads) to make room for the Hanover Logistics 1 & 2 warehouse project. The proposed location is zoned IC-Industrial Commercial District.

Mr. Lusaitis explained the proposed J.L.B Construction plan is a 7-acre subdivision on the west side of Ridge Road. It will include a 15,000 SF garage/shop and 3000 SF office. This is a contractor facility and will be used for storage of the business's equipment. The site will have a security fence. There will be a stormwater facility between Ridge Road and the parking/building areas that will collect drainage from the site. Mr. Huyck questioned if the stormwater from this site will also run through the Walters site to which Mr. Lusaitis answered that some of it will. He explained the basin will be approximately 1/3 the size of the lot and stormwater will drain into the basin and ultimately a 12" pipe.

Mr. Yingst asked what the anticipated height of the buildings will be and Mr. Swank said that is to be determined, but they will not be more than the 35' height as limited by the zoning regulations. Mr. Yingst also questioned if the perc & probes had been finalized as they are not labeled on the initial plan submission. Mr. Lusaitis stated they are complete and approved and will be labeled on the revised plan.

**Mr. Huyck made a motion, seconded by Mr. Cassel, to accept the plan for review. Motion carried, 4-0.**

**b. Preliminary/Final Subdivision & Land Development Plan for Walters Services, Inc.**

- Accepted for review: February 28, 2023
- Review deadline: May 29, 2023
- Last PC meeting date for review: May 23, 2023

Mr. Walters stated that he has no financial interest in this property, and it belongs to his brother.

Mr. Lusaitis explained the Walters Services site is immediately south of the J.L.B Site and shares a property line. There are three 5,000 SF shop buildings and a 4,000 SF office building proposed for this site. The site is designed for a Septic Contractor Facility. They have completed a truck analysis study and the driveway has been sized accordingly. The stormwater drains towards the intersection of Ridge and Station Roads and all of site's stormwater will be captured in a large stormwater facility, a second smaller facility, and eventually enter in a stormwater culvert. This location will also have a security fence. Both sites sit at a higher elevation than Ridge Road.

**PUBLIC COMMENT:**

Fire Chief Saul Schmoltz asked if emergency vehicle access had been taken into consideration. If an emergency vehicle needs access (45'), can they make the turns and get up the hill?

Chief Schmoltz also questioned if there will be security gates; if so, will they be automated? Will the fire company be provided a key card? He also suggested that both facilities have Knox boxes on site.

Mr. Lusaitis stated they had not taken emergency vehicle access into consideration and that the largest vehicle they reviewed for at this point was a 30' truck.

**Mr. Cassel made a motion, seconded by Mr. Huyck, to accept the plan for review. Motion carried, 4-0.**

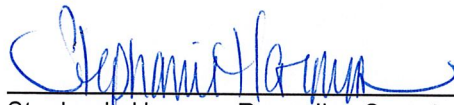
**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Yingst reminded the PC that the BOS is seeking volunteers to serve on a Zoning and SALDO review committee. After some discussion it was decided that Mr. Wolensky and Mr. Walters would represent the PC and take turns attending the review committee meetings as their schedules permit.

**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 4-0. The meeting adjourned at 7:34 PM.**



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Stephanie Harmon, Recording Secretary