

**PLANNING COMMISSION MEETING MINUTES
EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

November 22, 2016

Members Present: Mike Webb, Chairman, Chad Leese, Vice-Chairman, Curt Cassel, Ted Conley, and Glenn Moyer.

Also Present: Jackie Wilbern, Assistant Township Manager, and Norm Ulrich, Municipal Engineer with LTL Consultants, Ltd.

CALL TO ORDER:

The meeting was called to order by Chairman Mike Webb, at 7:00 p.m.

APPROVAL OF MINUTES:

On a motion by Ted Conley, seconded by Curt Cassel, the minutes of the September 27, 2016 meeting were unanimously approved.

PLANS TO BE DISCUSSED:

There were no plans scheduled for this month.

OLD BUSINESS:

No old business scheduled for this month.

NEW BUSINESS:

- A. Manheim Auto Auction - Conditional Use Application and request for waiver from the requirements of land development: Attorney Charlie Suhr, Attorney for the developer; Sal Cuomo, from Mahheim Auto Auction, and Anthony Capinagro, Engineer for the Developer presented their request before the Planning Commission members. The property being developed is immediately to the south for an auto storage facility. No structures will be put in there, but will be a one facility parking lot

with lighting and stormwater facilities. The entrance will be off of Bow Creek Road. No direct connection is to the existing facility.

One waiver is the request for a waiver of land development, since there are no structures being built on it, no commercial buildings, and no subdivision. The Stormwater Management Report has been submitted. The second aspect they have is the Conditional Use Application for the auto storage facility, and that is permitted at the Highway Commercial Zoning District as a conditional use. They also have the conditional use standards, which are in Section 404.2.

The entire site is approximately 50 acres and what is proposed is around 25 acres in development to provide for the storage yard for the existing auction. The preliminary plan of the site shows a lot of wetlands, streams, environmental areas that are not being attacked with the proposal. The site will be used for car storage only, with no public access to the site. The cars will be driven to the facility, individually, into the lot until they are then sold and purchased and driven off the lot one by one. There will be no truck access to this site. This will be used for overflow only. Two to three thousand vehicles can be stored on the property. The ordinance for junk yards was discussed with Jackie Wilbern stating that, as Zoning Officer, this would not fall under the definition of junk yard, especially with automobile auctions and storage yards being permitted as a conditional use. That would be something that is an accessory to that use.

Conditional Use Waiver: Ted Conley made a motion, seconded by Curt Cassel, to recommend to the Board of Supervisors, approval of the request for the Conditional Use. The motion unanimously carried 5-0.

Waiver From Requirements of the Land Development Plan: The stormwater facilities were discussed, and assuming the waiver request is reworded it would be taken care of by the Stormwater Ordinance. Concerns are Section 102.5, Secure protection of water resources, drainage ways and other environmental resources are a big concern, by the Planning Commission members, because of the wetlands. After a lengthy discussion, Ted Conley made a motion, seconded by Chad Leese to recommend, to the Board of Supervisors, to deny the

request for a waiver of the requirements of the Land Development Plan.
The motion unanimously carried with a 5-0 vote.

ADJOURNMENT:

Ted Conley made a motion, seconded by Curt Cassel to adjourn the meeting. The motion unanimously carried with a 5-0 vote. The meeting adjourned at 8:25 p.m.



Frances Peck, Recording Secretary