

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

January 24, 2017

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

Also, present: Jackie Wilbern, Assistant Township Manager, and Norm Ulrich, Municipal Engineer with LTL Consultants, Ltd., and Casey Baxendale, Dauphin County Planning Commission.

CALL TO ORDER: The meeting was called to order Chairman Mike Webb at 7:00 p.m.

REORGANIZATION:

Chairman: Curt Cassel made a motion to nominate Mike Webb as Chairman to the Planning Commission. Glenn Moyer seconded the motion, and with no further nominations, the motion unanimously carried.

Vice-Chairman: Glenn Moyer made a motion to nominate Chad Leese as the Vice-Chairman to the Planning Commission. Curt Cassel seconded the motion, and with no further nominations, the motion unanimously carried.

APPROVAL OF MINUTES: Jackie Wilbern stated that Norm Ulrich, Township Engineer, was absent at the December 27, 2016, regular meeting. Curt Cassel made a motion, seconded by Greg Ciraula, to approve the minutes of the December 27, 2016, regular meeting as amended. The motion unanimously carried.

PLANS TO BE DISCUSSED:

- The Sheetz Land Development Plan, with a due date of April 24, 2017, was reviewed. Mike LaCesa, Director of Real Estate, along with Brent Brubaker and Eric Mountz presented the plan to the Planning Commission members. The Proposed Plan is to build a Sheetz at the corner of

Allentown Boulevard and Laudermilch Road. The proposal consists of combining four existing lots into two proposed lots. It is a proposed convenience store with an automobile fueling station to be constructed on Lot #1, with Lot #2 proposed to be undeveloped. Lot #1 will be owned by Calli, LLC and Lot #2 will be owned by John M. Herr. Sheetz, Inc. A Lease Agreement will be entered into with Calli, LLC to operate the convenience store on Lot #1. The total site area is 6.25 acres. The plan has been reviewed by the Dauphin County Planning Commission and the Township Engineer. Items discussed were LED lighting for the site, public sewer, and will be operating on a well. Employees will be from 35-50 and will qualify a non-transient non-community water supply, not a private water supply. They have a water permit for the well. Landscaping for the property was discussed and a Traffic Impact Study has been submitted to PennDOT, received comments, and the TIS has been resubmitted. The plan has been before the Zoning Hearing Board and the request has been granted. The developer would like their engineer to meet with the Township Engineer to review the comments. Stormwater issues, water storage planning, ground water testing and treatment for well were discussed. Containment for fuel tanks meet the current regulations and has a spill control. Access and left-hand and right-hand turns discussed, but a Traffic Access Study and Traffic Speed Study has been done. A road profile is not needed by PennDOT. A suggestion was made to request meetings with the Township Engineer and Staff regarding the plan. Questions were asked regarding the possibility of future development for the Herr property, and access. Discussion was held on the force main and right-of-way line for the Herr property, and whether they have met with the Municipal Authority regarding the EDU Permit count? It was suggested that they should start to reserve the EDU's for the property.

- The Township Engineer sent a letter regarding the Talley Petroleum Land Development Plan, with the Due Date of March 28, 2017, that had been tabled, was sent out to the Planning Commission members. A plan will be resubmitted at the February meeting.

OLD BUSINESS:

- Jackie Wilbern, Solicitor Lee Stinnett and Norm Ulrich met with the Manheim Auto Auction in regards to their waiver request that was submitted. At the December 6, 2016, Board of Supervisors Meeting they

were tabled to allow the Township Counsel and the Developer's Counsel to discuss issues. They will be submitting a Land Development Plan, but are asking the Board of Supervisors, at their February 7 meeting to waive it coming in front of the Planning Commission, and to go directly before the Board of Supervisors. The waiver request has not yet been submitted.

NEW BUSINESS:

- Chad Leese gave an update on the Long Term Planning Committee Meeting and Steve Deck, from the Dauphin County Planning Commission, will address the Long Term Planning Committee, regarding Official Township Maps, at their next meeting.
- A group photo was taken for the website.

ADJOURNMENT Curt Cassel made a motion, seconded by Glenn Moyer to adjourn the meeting. The meeting adjourned at 8:19 p.m.



Frances Peck, Recording Secretary