

**EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY  
8848 JONESTOWN RD., GRANTVILLE, PA 17028  
717-469-0833 717-469-1442 (Fax) [www.easthanovertwpdcpa.org](http://www.easthanovertwpdcpa.org)**

**Chad Leese, Chairman, Rebecca Oller, Vice-Chairperson,  
Tina Hastie, Kyler Shea, Michael Yingling  
Nicholas Yingst – Township Manager  
Bryan Ziegler – Public Works Director  
Ally Spielman – Park and Recreation Director  
Aaron Moyer, P.E. – HRG, Inc.  
Lee Stinnett, Solicitor – Salzman & Hughes, PC**

**BOARD OF SUPERVISORS MEETING**

**Wednesday, May 18, 2022 - 7:00 p.m.**

An Executive Session is scheduled for 6:00 p.m. to discuss personnel matters.

**The meeting is being audio taped. The tapes are strictly for the use of the Recording Secretary for clarification during preparation of the minutes. Please note the Public Comment Guidelines of Decorum require all individuals wishing to make public comment need to do so at the microphone. You will need state your full name and address for the record.**

- I. Request to amend agenda
- II. Approval of Minutes – May 3, 2022
- III. Treasurer’s Report

All Funds Balance 03/31/22	\$7,921,176.22		
	Apr Revenue	Apr Expenses	Net Increase/(Decrease)
General Fund	\$ 144,668.40	\$ 260,882.11	( \$ 116,213.71)
Fire Fund	\$ 15,420.18	\$ 3,314.64	\$ 12,105.54
Street Light Fund	\$ 1,582.34	\$ 827.08	\$ 755.26
Liquid Fuels Fund	\$ 255.65	\$ 31,548.03	( \$ 31,292.38)
<b>Total</b>	<b>\$ 161,926.57</b>	<b>\$ 296,571.86</b>	<b>( \$ 134,645.29)</b>
<b>Liability</b>		Increase/(Decrease)	( \$ 2.09)
All Funds Balance 4/30/22			\$ 7,786,528.84

	Invoices due and paid 05/04/22- 05/12/22	05/04/22 Invoices for Consideration on 05/18/22	Checks Written against Balance Sheet Accounts or Transfers 05/04/22-05/18/22
General Fund	\$ 3,784.79	\$ 36,632.43	\$ 26,218.59
Fire Fund	\$ 0	\$ 149.00	\$
Street Light Fund	\$ 0	\$ 625.59	\$
Liquid Fuels Fund	\$ 0	\$ 5,287.50	\$
<b>Total</b>	\$ 3,784.79	\$ 42,694.52	\$ 26,218.59
Total Checks Written	05/04/22- 05/18/22		\$ 72,697.90

Request to approve transfer of \$1,228,866.02 local share payment from the ARPA account into Jonestown Bank General Fund into new CDAR account.

IV. Correspondence - A copy of all mailed correspondence received is available for review on the table at the entrance of the meeting room.

V. Reports

- a. Public Works Department – Bryan Ziegler
- b. Solicitor’s Report – Lee Stinnett
- c. Emergency Management – Ron Johnson
  - i. Hazmat cleanup firm research
- d. Park and Recreation – Ally Spielman
- e. Municipal Engineer’s Report – Aaron Moyer, HRG
  - i. Proposals for Community Park Stream Restoration (BMP #2) and Crawford Road Stream Restoration (BMP #4)
- f. Grantville Volunteer Fire Company – Dhyey Patel
- g. Codes & Zoning Report – Light-Heigel
- h. Sewage Enforcement Officer’s Report – Brian McFeaters
- i. Manager’s Report – Nicholas Yingst

VI. Unfinished Business

- a. Project submission ideas for Dauphin County gaming grant
- b. Grantville Commons land development plan items for discussion/action
  - i. Development agreement
  - ii. Waiver requests
  - iii. Plan approval request

VII. New Business

- a. Approval for 2021/2022 Dauphin County local share municipal grant agreement
- b. Application for exemption from the current pumping cycle for 210 Windy Lane
- c. Advertise for bids for the traffic signal maintenance contract
- d. Emergency approval to award contract for replacement of heat pump

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- e. Approval of landowner agreement for meadow conversion project
- f. Approval of the MS4 and Planning Coordinator position description
- g. Approval to hire MS4 and Planning Coordinator
- h. Developer’s request to discuss potential for zoning changes for parcels 25-007-010 and 25-010-057 to south and west of Ridge Road and east and north of Station Road

VIII. Business from the Public

IX. Adjournment

**FUTURE MEETINGS**

<b>May 24</b>	<b>Planning Commission (Cancelled)</b>	<b>7:00 pm</b>
<b>June 6</b>	<b>Park &amp; Recreation</b>	<b>7:00 pm</b>
<b>June 7</b>	<b>Board of Supervisors</b>	<b>7:00 pm</b>
<b>June 14</b>	<b>Municipal Authority</b>	<b>6:00 pm</b>
<b>June 21</b>	<b>Board of Supervisors</b>	<b>7:00 pm</b>

**CURRENT SUBDIVISION/LAND DEVELOPMENT PLANS**

Preliminary/Final Land Development Plan for Grantville Commons. RHP Properties, owner of the Grantville Commons Mobile Home Park, proposes to expand the existing park with 144 manufactured home lots and amenity center to serve existing and new residents. The project will include the construction of a new private community well and will provide pedestrian access to the intersection of Bow Creek Road and Fox Run Road.

The 110.74-acre site is located at the southeast corner of Bow Creek and Fox Run Roads in the Mobile Home Park (MHP) Zoning District. The existing mobile home park consists of 347 units, as per their 1991 land development plan.

The plan was accepted for review by the Planning Commission on August 24, 2021. Two time extensions for review have been granted to the Township and the plan review period currently expires on May 21, 2022. The Planning Commission recommended the plan for conditional approval on January 25, 2022.

The following waivers are requested:

1. SALDO 602.13 – Cul-de-sac streets (Requesting to serve 17 dwelling units instead of 15)
2. SALDO 605.3.7 – Access drive intersection (Requesting 25’ radii instead of 30’)
3. SALDO 605.4 – Access drive cul-de-sac (Requesting snow drop-off areas not be centered), the Planning Commission recommending this be conditioned on a note being placed on plan acceptable to Township Engineer

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4. SALDO 609.1 – Sidewalks (Requesting no sidewalks other than connection to public amenities), the Planning Commission recommending this be conditioned on making connection to pedestrian trail to the north side of Fox Run Road.
5. SALDO 602.13 – Cul-de-sac streets (Requesting three cul-de-sac streets be under the required 250' centerline distance)
6. SALDO 303 & 304 – Preliminary/final plan submission (Requesting plan be submitted and considered as a preliminary/final land development plan)
7. SALDO 610.8 – Curbs (Requesting concrete slant curb be an asphalt wedge curb)

Preliminary/Final Land Development Plan for North Faith Road Property for Indiju Hospitality 2, LLC. Plan proposes the construction of a 4-story hotel with 88 rooms north of Sheetz along Laudermilch Road. Access to the hotel to be from the Sheetz property. The following variances were granted to the developer at a Zoning Hearing Board meeting conducted January 14, 2019: Section 210.5, increasing the maximum allowable lot coverage, Section 210.7, increasing the maximum permitted height, and Section 210.9 allowing more than half of the required off-street parking spaces to be located within the front yard.

The plan was accepted for review on March 26, 2019 and multiple time extensions for review have been granted to the Township. The Planning Commission recommended the plan for conditional approval on March 22, 2022 and the plan review period currently expires on June 24, 2022.

The following waivers are requested:

7. SALDO 618.8 – Property line buffer location (Requesting to not provide full landscape screening along north side of property)
8. SALDO 618.9.4 – Design criteria for screen types (Requesting to not provide full landscape screening along the north side of the property and to not provide an architectural element on the northeast side of the property)
9. SALDO 618.10.4 – Additional planting within parking lots (Requesting to provide fewer plantings in the parking lot due to plant density conflicts)
11. SMFRO 307.F – Requirement for all stormwater pipes to be reinforced concrete (Requesting to use smooth-lined corrugated HDPE pipes)
12. SMFRO 308.P.1 – Underground stormwater detention basin setbacks (Requesting to locate underground stormwater detention basin closer to property lines than the 75' required setback)
14. SMFRO 313.A – Grading of cut slopes 3:1 max (Requesting cut slopes of 2:1)

The following waivers were granted:

1. SALDO 303 – Requirement to submit a preliminary plan (Plan to be submitted and considered as a preliminary/final land development plan)
2. SALDO 602.3.1 – Minimum right-of-way requirements for existing streets (Continuing to use the right-of-way lines previously established)
3. SALDO 605.3.2 – Access drive setback (Locating access drive to Sheetz near southwest corner of property)
4. SALDO 608.2 – Location of ground level loading areas (Locating loading area on north side of proposed building), conditioned upon utilities and appurtenances not being visible from the public right-of-way

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5. SALDO 609.1 – Sidewalks (No construction of sidewalks along Laudermilch Road and North Faith Road), conditioned upon a fee in lieu of sidewalk based on public construction costs approved by the Township Engineer
6. SALDO 610.1 – Requirement to construct curbs along existing streets (No construction of curbs along Laudermilch Road and North Faith Road), conditioned upon a fee in lieu of curbs based on public construction costs approved by the Township Engineer
10. SMFRO 304 – Groundwater recharge (Allowing for a substitute stormwater management design that slowly releases collected runoff into the surrounding watershed)
15. SMFRO 501.A.6 – 2' minimum separation from limiting zone (Allowing a stormwater management facility to be constructed within 2' of the seasonal high groundwater table), conditioned upon the applicant consenting to full-time inspection of the installation of the proposed system

The following waivers were denied:

1. SMFRO 310.F.3 – Limits of earth disturbance during construction (Applicant requested to create more than one acre of lot disturbance at a time)