

**EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY  
8848 JONESTOWN RD., GRANTVILLE, PA 17028  
717-469-0833 717-469-1442 (Fax)**

**Chad Leese, Chairman, Rebecca Oller, Vice-Chairperson,  
Tina Hastie, Kyler Shea, Michael Yingling  
Jackie Wilbern – Acting Township Manager  
Bryan Ziegler – Public Works Director  
Ally Spielman – Park and Rec Director  
Aaron Moyer, HRG Engineering  
Lee Stinnett – Salzmann & Hughes, PC; Solicitor**

**BOARD OF SUPERVISORS MEETING**

**Tuesday, February 15, 2022 - 7:00 p.m.**

**EXECUTIVE SESSION – 6:30 p.m.**

**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. Approval of Minutes – February 1, 2022
- II. Treasurer’s Report

All Funds Balance 12/31/21	\$ 7,535,440.56		
	Jan Revenue	Jan Expenses	Net Increase/(Decrease)
General Fund	\$ 241,269.77	\$ 330,845.22	(\$ 89,575.45)
Fire Fund	\$ 683.10	\$ 4,411.00	(\$ 3,727.90)
Street Light Fund	\$ 84.98	\$ 645.47	(\$ 560.49)
Liquid Fuels Fund	\$ 40.71	\$ 8,455.19	(\$ 8,414.48)
<b>Total</b>	<b>\$ 242,078.56</b>	<b>\$ 344,356.88</b>	<b>(\$ 102,278.32)</b>
<b>Liability</b>		Increase/(Decrease)	<b>\$24,765.50</b>
All Funds Balance 01/31/22			\$7,457,927.74

	Invoices due and paid 02/02/22- 02/11/22	02/11/22 Invoices for Consideration on 02/15/22	Checks Written against Balance Sheet Accounts or Transfers 02/02/22-02/15/22
General Fund	\$ 0	\$ 55,787.68	\$ 23,972.01
Fire Fund	\$ 0	\$ 1,140.00	\$ 0
Street Light Fund	\$ 0	\$ 633.29	\$ 0
Liquid Fuels Fund	\$ 0	\$ 1,018.74	\$ 0
<b>Total</b>	\$ 0	\$ 58,579.71	\$ 23,972.01
Total Checks Written	02/02/22- 02/15/22		\$ 82,551.72

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

IV. Reports

1. Public Works Department – Bryan Ziegler
2. Municipal Authority – Jackie Wilbern
3. Manager’s Report – Jackie Wilbern
4. Codes & Zoning Report – Jackie Wilbern
5. Solicitor’s Report – Lee Stinnett
6. Emergency Management – Ron Johnson
7. Parks and Recreation – Ally Spielman
8. Municipal Engineer’s Report – Aaron Moyer
9. Grantville Volunteer Fire Company – Dhyey Patel

V. Unfinished Business

1. Fire Study presentation – Scott Ryno
2. Request for authorization to re-key Township facilities

VI. New Business

1. Grantville Commons Land Development Plan – Request for conditional approval
2. Andy Stein – Request to address BOS
3. Dairy Lane Subdivision – Request to release improvement guaranty
4. Renewal of security monitoring contract for the Public Works building
5. Building rental policy discussion

VII. Business from the Public

VIII. Adjournment

## FUTURE MEETINGS

<b>February 16<sup>th</sup></b>	<b>SAC</b>	<b>6:00 pm</b>
<b>February 22<sup>nd</sup></b>	<b>Planning Commission</b>	<b>7:00 pm</b>
<b>March 1<sup>st</sup></b>	<b>Board of Supervisors</b>	<b>7:00 pm</b>
<b>March 7<sup>th</sup></b>	<b>Parks &amp; Recreation</b>	<b>7:00 pm</b>
<b>March 8<sup>th</sup></b>	<b>Municipal Authority</b>	<b>6:00 pm</b>
<b>March 15<sup>th</sup></b>	<b>Board of Supervisors</b>	<b>7:00 pm</b>
<b>March 22<sup>nd</sup></b>	<b>Planning Commission</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 352 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. The Planning Commission recommended the plan for conditional approval on January 25, 2022.

The following waivers were recommended for approval:

1. SALDO 605.3.7 – Access Drive Intersection (Requesting 25' radii instead of 30')
2. SALDO 605.4 – Access Drive Cul-de-sac (Requesting snow drop-off areas not be centered)
3. SALDO 609.1 – Sidewalks
4. SALDO 624.5.1.4, 624.5.2, & 718 – Site Lighting
5. SALDO 602.13 – Cul-de-sac Streets (Requesting two cul-de-sac streets be under the required 250' centerline distance.)
6. SALDO 303 & 304 – Preliminary/Final Plan Submission
7. SALDO 610.8 – Curbs (Requesting concrete slant instead.)

### 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 Bow Creek 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 is still currently under review by the Planning Commission. Since submission, the Developer has granted multiple time extensions and the plan review period currently expires on April 22, 2022.

The following waivers are requested:

1. SALDO 501.A.6 – Minimum separation from limiting zone.
2. SALDO 303 - Requirement to Submit a Preliminary Plan.
3. SALDO 610.1 - Requirement to construct curbs along existing streets.
4. SALDO 618.8 - Property Line buffer location.
5. SALDO 618.9.4 - Site Element Screen Types.
6. SALDO 618.10.4 - Additional Planting Within Parking Lots.
7. SALDO 605.3.2 - Access Drive Setback.
8. SALDO 608.2 – Location of ground level loading areas.
9. SALDO Section 609.1 – Sidewalks.
10. SALDO 602.3.1 - Minimum Right-of-Way Requirements for Existing Streets.
11. SMFRO 304 - Groundwater Recharge.
12. SMFRO 307.F - Requirement for all stormwater pipes be reinforced concrete.
13. SMFRO 308.P.1 - Underground Detention Basin Setbacks.
14. SMFRO 313.A – Grading of cut slopes 3:1 max.
15. SMFRO 310.F.3 - Erosion and Sediment Control Plans.