

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

**August 25, 2009**

Members Present: David Craig, Chairman; Michael Webb, Vice Chairman  
Glenn Moyer, Member; Michael Kovach, Member

Also Present: Norman Ulrich, Township Engineer;  
David Smith, Township Zoning Officer; Linda Cluck, LTL Consultants  
Dawn Eppinger, Administrative Assistant to the Planning Commission  
Marie Beaudet and Tom Shutt, Board of Supervisors

Absent: Scott Wyland, Hawke, McKeon & Sniscak, Township Solicitor  
Karen Green, Dauphin County Planning Commission

**This meeting was audio taped. The tapes are strictly for the use of the Administrative Assistant for clarification during preparation of the minutes.**

The meeting was called to order by Chairman Craig at 7:05 p.m.

**APPROVAL OF MINUTES**

- **Mr. Webb made a motion to recommend approval of the meeting minutes of July 28, 2009. The motion was seconded by Mr. Moyer. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**

**PLANS TO BE DISCUSSED**

1. Reichelderfer (expires 10/16/2009). This is a final subdivision plan at 665 Lauder Milch Road/644 Shady Lane for an annexation.
- Chairman Craig noted revisions were submitted on July 30, 2009, and Mr. Edward Kaylor was present on behalf of the applicant.
- Chairman Craig noted revisions are accepted and time is given for the engineer to review and comment at the following meeting. He noted Mr. Kaylor was welcome to present any changes to the Planning Commission that were made.
- Mr. Kaylor noted the revisions were based on the second LTL review letter dated May 19, 2009. From that review, the zoning information dealt with Section 309.2 and the plan has been revised per the review to be 23 feet further south and the macadam will be removed.
- Mr. Kaylor noted the following items listed in LTL's letter of May 19, 2009 were addressed with the revision:
- Section 303.6 – it was noted this was addressed

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- Section 401.1 – sketch plan; an explanation was given to LTL and it is now a closed lot.
- Section 401.2.11 & 401.4.10 – a waiver for Section 602.3.1.2 was approved by the Board of Supervisors and added to the plan.
- Section 401.3.3 –this was addressed at the May 26 Planning Commission meeting and the Township Engineer agreed contours did not have to be shown; all physical feature information was shown.
- Section 403.4.3 – these have been shown on the plan and the location has been tentatively approved by the engineer. They have been installed.
- Section 403.6.3 and 620 – this was received at the last Planning Commission meeting.
- Section 403.6.10 and 40.3.6.13 – cannot be addressed on the plan because it deals with improvement guarantees
- Section 602.3.1.2 – this was waived by the Board of Supervisors
- Section 614 – their placement was tentatively approved by the engineer
- Section 618 – street trees; Mr. Kaylor noted they were added to the plan but they need clarification
- There was discussion from Mr. Kaylor regarding the species of trees in the ordinance. It was noted because of the location of the sand mound and other physical features, the applicant would like approval of two other trees being offered which is the Thundering Cloud tree or the Kwanzan Cherry tree as an acceptable alternatives
- Section 620.6 – a note has been added to the plan.
- Mr. Webb asked why the list of trees in the SALDO were not acceptable.
- Mr. Kaylor answered in a majority of cases they are. He believed it had to do with the root structure and the placement of the sand mound along most of the frontage of Chad's lot. Because Lot #1 has most of the frontage with driveway and sand mound, it is their desire to plant the smaller tree because of the area they have to plant it in.
- Mr. Kovach added so they would not get infiltration of the roots into the sand mound system.
- Mr. Kaylor answered he thought so and they really like the trees and felt it was appropriate for what was back at the house.
- There was discussion regarding the list of trees in the SALDO and some of them are tap root trees.
- Mr. Webb noted Dauphin County tries to encourage the use of native species and added the state has a lot of problems with invasive species.
- Mr. Ulrich noted he had a conversation with Mrs. Reichelderfer regarding the trees. She expressed a concern with the trees getting too big and getting into the overhead wires and lines. He noted the Kwanzan Cherry is a hybrid and do not have a very long life.
- He noted more than likely the trees provided in the SALDO are off a generally accepted list.
- Mr. Webb noted some of the trees are very slow growing.

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- Chairman Craig added he understands try to get a native species but also understands trying to stay out of the sand mound, wires and having the pavement buckle from roots.
- There was further discussion regarding the trees and the list in the SALDO.
- Mr. Ulrich suggested if the applicant has an issue with the trees that are on the list, he could take the list to a nursery explaining her concerns and have them pick with that criteria in mind.
- Ms. Cluck suggested a smaller native flowering tree would be the Dogwood or the Red Bud.
- Mr. Kaylor noted he felt the applicant would conform to the ordinance. He asked if something could be worked out to move the plan forward. He asked if there were any comments from Mr. Ulrich based on his review letter.
- Mr. Ulrich answered the revisions were accepted at this meeting and the letter will be issued a week prior to the next meeting.
- There was discussion regarding the review dates and the review process before the Planning Commission.
- Mr. Kaylor noted he was asking about the process being moved along because the applicant had indicated they would like to plant before October.
- Mr. Ulrich noted he has a draft review letter that needs to be finalized before being issued.
- Mr. Kovach noted as far as the trees go, the applicant should be able to plant whatever she wants to plant. They are nice trees, and she is complying with the required number.
- Mr. Webb noted he would be more comfortable if a tree was picked with more than a seven-year life expectancy.
- There was discussion regarding replacement requirements. Mr. Ulrich added he had a concern with planting street trees from the approved list until the final plan is approved. He also noted the Planning Commission makes the recommendation and if it is not approved by the Board, the applicant would have to take out the tree already planted.
- Mr. Kaylor noted the applicant will not plant the trees until they receive final approval.
- Mr. Kovach pointed out there is no guarantee any tree will live whether or not it is on the list.
- Mr. Kaylor noted it would be a four-month process to make revisions.
- Mr. Ulrich clarified the letter from LTL would probably not be issued until a week before the meeting because the Planning Commission needs an opportunity to review the plan.
- Chairman Craig answered it would have to be something greater than a grammatical error and noted they want a complete plan so that the Planning Commission does not have to track outstanding issues to make sure it catches up to the plan before it gets before the Board for signature.
- Ms. Cluck noted if the trees are planted and the monuments are in place, an agreement would not be needed.

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- Mr. Kaylor answered it was the desire of the applicant to plant the trees before October and the monuments are in so an improvement guarantee would not be needed.
  - Chairman Craig noted to the members of the Commission that Mr. Kaylor was asking for action to make a recommendation to the Supervisors at this time. He also noted they would need a recommendation with regards to the street trees.
  - There was discussion regarding the street trees. Mr. Kovach noted it sounds as though the applicant has every intention of being a good steward of the land. The trees are commonly accepted and marketed trees and she should be able to plant the trees she wants to plant. Mr. Moyer agreed with Mr. Kovach.
  - Mr. Webb answered he would like to see the applicant find a tree that has a life expectancy in the two decade range. He added he would have liked to see more information on the tree. He also noted he would like to see the applicant meet some of the goals from the County Planning Commission in trying to use native trees wherever possible.
  - Chairman Craig asked if they can get past the street issue, is the Commission comfortable with making a recommendation to the Supervisors.
  - There was discussion regarding the engineer's report and reviewing it before any recommendations are made to the Supervisors and giving Mr. Kaylor the opportunity to review it.
  - Mr. Webb noted if there are no glitches, he may be able to get through the September meeting.
  - There was discussion noting Mr. Ulrich had his draft review with him.
  - There was discussion regarding the procedure of the Commission.
  - Chairman Craig asked for Mr. Ulrich if he could get his review letter out a little early and noted he has seen the plan enough he does not feel he would have any more comments.
  - There was discussion regarding receiving the engineer review letter.
  - Mr. Ulrich noted because the monuments have been set and there would not need to be a developers agreement he asked if he could go out to verify the placement before a Supervisors' meeting.
  - After discussion it was noted if the applicant plants the trees in between the Planning Commission meeting and the Board of Supervisors meeting, they would have a clean plan to present to the Board.
  - There was discussion regarding if the applicant would plant a tree not on the approved list, they would run the risk of the Board not approving the tree.
  - Chairman Craig noted the report from LTL will be released before September 8<sup>th</sup>.
  - Mr. Kaylor thanked the Commission for their time.
2. Halbleib (expires 10/31/09) – This is a land development plan located at 8685 Devonshire Heights Road in Hummelstown. No representatives for the plan were present.
- Chairman Craig noted the waivers are currently before the Board of Supervisors and will be discussed at their September 1, 2009 meeting. He also noted they were all the waiver requests that were presented to the Commission.

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- He noted because no new information has been submitted it will be carried until next month.
  - Mr. Webb asked if the waivers that they agreed to withdraw at the March meeting were submitted to the Board of Supervisors.
  - Mr. Ulrich noted it is his understanding the waivers the applicant had agreed to withdraw were back on the table in front of the Supervisors.
  - Chairman Craig answered it was his understanding the Supervisors would be looking at the waivers regarding the pipe and the embankment.
3. Shutt (expires 10/04/09) – this is a final two-lot subdivision plan at 484 Manada Gap Road.
- Chairman Craig noted no revisions were submitted for the plan.
  - Chairman Craig noted because of the expiration date, action will need to be taken on the plan and asked for a motion to be made.
  - **Mr. Webb made a motion to recommend to the Board of Supervisors rejection of the plan based on LTL's letter of May 21, 2009, unless a grant of extension is received by the Board of Supervisors. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved, 4 in favor, 0 opposed.**

### OTHER BUSINESS

1. Hilton Garden Inn Sewage Planning Module – Component 4A
- Chairman Craig noted no additional information has been received.
  - There was discussion regarding the expiration date of the module.
  - Mr. Ulrich noted a new expiration date will start with a new submission.
  - Chairman Craig asked if anything was submitted to DEP. Mr. Ulrich noted the Township would have to sign off on the submission.

### NEW BUSINESS

1. Zoning Ordinance Immediate – Grant kickoff meeting
- Chairman Craig noted Supervisors Beudet and Shutt were available at the meeting for consultation purposes.
  - Mr. Ulrich noted he spoke with Mr. Stein as the grant facilitator. He acknowledged Ms. Beudet as the Board liaison for the project.
  - He noted the grant project dated July 16, 2009 is the scope of work sent to the Township. The Board already acted on them to move forward with the grant projects understanding a grant kick off would occur before any additional work was done on the project, and LTL recommended a member of the Supervisors oversee the project and the Planning Commission be assigned to facilitate the project moving forward.
  - He noted the information was out of the grant that was approved by the County.
  - He noted Linda Cluck from LTL was present. She is involved in zoning and SALDO work that is done and will be involved in the preparation of the grant.

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- He noted the SALDO immediate was done to address the glaring deficiencies in the SALDO. Complete work will incorporate anything that did not fall under SALDO immediate.
  - He noted the purpose is the scope of work document was presented and the intention for the project is to take care of a few glaring deficiencies. When the complete redo of the Zoning Ordinance is done, it is contingent upon a complete redo of the Comprehensive plan. It is to take care of a few things that are not dependent on the Comprehensive plan and they can be fixed now.
  - It was noted they will try to focus on: steep slope, riparian buffers, woodland specimen tree protection and wetland buffers; how they will fit in, how they are worded and redoing them to protect the Township and added the Planning Commission will oversee them as they are put together for adoption.
  - LTL will come up with an abbreviated timeline for the Planning Commission and the Board. They would like to prepare a draft of each section and have it to submit to the Planning Commission and Ms. Beaudet for review before discussion.
  - There was discussion regarding having the meetings for changes in the Zoning Ordinance to coincide with Commission meetings and review time for the Commission. Chairman Craig asked Mr. Ulrich to put together a schedule showing the revisions received, with a month between periods.
  - Chairman Craig noted Mr. Smith will be included in the process.
  - There was discussion regarding having a Supervisor at the monthly meetings.
2. SALDO Revisions, Long Term – Grant kickoff meeting
- Mr. Ulrich distributed the grant scope of work for the SALDO revisions, long term
  - He noted the immediate changes were recently done and that the SALDO will be the intellectual property of the Township and is something they can modify, reprint, add sections if adopted later.
  - Chairman Craig asked if both the zoning short term and SALDO long term will essentially codify the existing ordinances.
  - Mr. Ulrich answered no because the Zoning immediate will be just like the SALDO immediate and be adopted as an ordinance. When they come back and do the Zoning long term, it will be incorporated and be made all one.
  - There was discussion regarding codifying the SALDO. It was noted it will be more user-friendly for the Township because changes can be incorporated and the ordinance can be reprinted.
  - Mr. Webb reiterated that this process will look at the present SALDO will also look at all amendment-type ordinances since the existing SALDO has been passed and will be incorporated.
  - Ms. Beaudet noted one of the reasons this is being done is it was not the intellectual property of the Township and any changes were stand alones. The Township was not allowed to incorporate changes because it did not belong to us. The idea is to have a living document that can be changed. The grant money will be used for this. She also noted it will be available on line in a timely fashion and using the grant money will save money in the long run.

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- Mr. Ulrich noted that as plans were reviewed, notes were made about potential changes to be made to the SALDO. He noted the timeline would be more like it is for the Comprehensive Plan. The Planning Commission has a copy of the grant and the project scope of work, and his next step is to prepare a timeline.
  - There was discussion as to whether or not additional meetings will be held. Mr. Ulrich noted because the Planning Commission is currently not busy and the meetings are already advertised, it could be discussed at the monthly meetings. Another suggestion was to have it an hour before the regularly scheduled meetings.
  - After discussion, Chairman Craig noted they can start it at the regular monthly meetings.
  - There was further discussion regarding future meetings. Mr. Ulrich noted he would check with Mr. Stein but he thinks the timeline was put in to give the grant some structure and as to what type of an effort would be involved to complete the task.
  - There was discussion involving the Solicitor reviewing any potential changes and the Zoning Officer will be involved with the changes.
  - Ms. Beaudet noted any list of desired changes from the professionals and the Planning Commission can be discussed. She also noted waivers are to be used for those situations that the individuals should be able to use their land in some way.
  - Mr. Webb added waivers should be rare and whatever the remedy for it, it must have a comparable end result.
  - Ms. Beaudet noted a Lancaster firm wrote the SALDO and some of the information applies more to Lancaster County and there are items that should not be in the ordinance. With the changes being made, the individuals are either from East Hanover or have working knowledge of East Hanover. In discussing waivers, she pointed out that it is not that a resident gets maximum use of their land, but reasonable.
  - Ms. Beaudet added there should be something in the ordinance for a conservation subdivision, noting right now there is no reason for anyone to bring in a conservation subdivision into this Township. They are not getting anything in return.
3. Comprehensive Plan Advertising
- There was discussion regarding advertising for the public meeting. It was confirmed it will be placed in the Township Newsletter.
  - Mr. Webb noted they would really like to have residents show up because they want to hear what the Township residents have to say.
  - Mr. Kovach added they would like to have a good cross-section of the community.

## ADJOURNMENT

**DRAFT – SUBJECT TO CHANGES**

**Mr. Moyer made a motion to adjourn the meeting at 8:35 p.m. Mr. Kovach seconded the motion**

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc: Board of Supervisors  
Marie Beaudet  
Keith Espenshade  
Dave Marshall  
Tom Shutt  
John Nelligan  
Scott Wyland, Township Solicitor  
Norman Ulrich, Township Engineer  
David Smith, Township Zoning Officer  
Deborah Casey, Secretary-Treasurer  
Karen Green, Dauphin County Planning Commission  
Zoning Hearing Board

Planning Commission  
David Craig  
Glenn Moyer  
Mike Kovach  
Mike Webb