

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

**April 24, 2007**

Present: David Craig, Chairman; Donna Lebo, Vice Chairman;  
Ed Twaddell, Member

Absent: Chris O'Neil, Member; Michael Kovach, Member

Also Present: David Smith, Township Zoning Officer  
Matthew Jones: Dauphin County Planning Commission  
Dawn Eppinger, Administrative Assistant to the Planning Commission  
Absent: Roger Phillips, Township Engineer

The meeting was called to order by Chairman Craig at 7:03 pm.

APPROVAL OF MINUTES

**Mr. Twaddell made a motion to approve the minutes of the March 27, 2007 meeting. The motion was seconded by Mrs. Lebo. Being no further discussion, the motion was approved 3 in favor, 0 opposed.**

UNFINISHED BUSINESS

1. Grantville Volunteer Fire Company – (06/26/2007). There were no representatives. Mr. Craig noted that no updates or a revised plan have been submitted by the applicant.

**NEW BUSINESS**

1. Penn National – (07/22/2007). This is a preliminary-final land development plan to relocate the existing maintenance facilities and construct a manure storage building. The applicant was represented by engineer Mr. Jim McCarthy of McCarthy Engineering, attorney Mr. Charlie Courtney at McNees, Wallace & Nurick and Mr. Ed Hanson from Penn National. Mr. McCarthy noted that Penn National is proposing to demolish the existing maintenance facilities and relocate them to the back side of the track along Firehouse Road in the area where the horse stables are located. He noted that they are also proposing to construct a three-sided building in the same area to collect the existing horse manure, store it in

the building and ship it out; that is currently not done. It is the goal of Penn National to put the manure inside this building so that when it does rain the manure is protected and there would be no storm water runoff. Mr. McCarthy discussed in detail the construction of a new maintenance shed and under the plans for the current construction there would be some temporary offices built, which would be relocated once they are no longer in use and everything that currently exists in the current maintenance yard would be relocated, with the use remaining the same. He noted that the existing access road would be utilized, and with the manure storage, the tractor-trailers would drive into the sheds and load the manure to be hauled off-site in accordance with DEP regulations. Mr. Smith noted the commercial recreation zone and there were two different uses, one agricultural for manure storage and the other being the maintenance area. Following the guidelines of the Commercial Recreational Zone, he asked if Penn National qualifies as a commercial livestock operation. Mr. Smith also asked about a nutrient management plan. Mr. Courtney and Mr. McCarthy noted that Penn National is currently utilizing a nutrient management program, which has not been approved but is in the process. Mr. Smith asked for a copy of the program for the purposes of the review. Mr. McCarthy noted that the approval of the manure storage facility is part of their nutrient management plan and it is still in the development process. The idea is to put the manure in the buildings to avoid contact with storm water runoff. Mr. McCarthy commented that the plan will be reviewed by DEP its comments will not affect the design of the actual building but rather what it is mixed with, how it transported and where. Mr. Smith asked for a statement from Penn National saying that they do not meet the requirements for the Township's nutrient management plan; Sections 311.6, 321 and 449 were discussed by Mr. Smith. Mrs. Lebo mentioned about the master concept plan under Section 449.2. Mr. Courtney asked if a statement was needed regarding Section 449 as it relates to the manure storage plan and he noted that they do not have a master concept plan with this but maybe in the future there will be one with other future development. Mr. Craig noted that the Township would greatly benefit to have a master concept in order to plan for the future. Mr. Smith pointed out that the maintenance facility already exists and they are upgrading the fashion in which they handle the manure.

Mrs. Lebo asked about the storm water management. Mr. McCarthy discussed the storm water at length. Discussion was held on conditional and accessory uses. Discussion was held on CAFO. Discussion was held on the waivers. Mr. Craig commented that they would like to review the waivers further. The waivers will be discussed at the May meeting. Mrs. Lebo asked for clarification on the use issue on the maintenance structure. Mr. Courtney commented that he will provide information to Mr. Smith on why it would be an accessory structure as opposed to a portion

of the primary structure and why conditional use is required. Mr. Smith will provide the information to the Township Solicitor for review.

2. St. John's United Methodist Church – This is a sketch plan for a building expansion and was presented to the Planning Commission to discuss storm water requirements associated with the proposed development. The applicant was represented by Ms. Tammie Myers and Mr. Seth Beaver of Benatec. Mr. Ron Gumpher, a member of the church was also present. Ms. Meyers noted that this is a partial sketch to discuss the concept of the plan and the storm water approach. She noted that the church is in need of more space for their current. Firehouse Road comes along side and around the church. Representatives met with the Township to entertain the discussion of realigning the road; they met with the Township Engineer and the Roadmaster noting that the discussion with the Township went well and they've been lead to believe that proceeding with this plan would be acceptable. She discussed the alignment and location of the expanded building, existing conditions and parking. She noted that they met with the Conservation District last week, showed them what their intentions were and noted that they were in agreement with what they were proposing. Storm Water has not been addressed in the past and there are two catch basins that flow out into an eroded area. They have proposed putting BMP infiltration systems on both sides of the roadway. She noted that they would like to utilize an impervious surface and ensure that even though they will not be able to meet some aspects of the ordinance because it is a completely paved area and the impervious is over and above what the ordinance calls for. She also noted that with the roadway, the ordinance asks for a 60 foot right-of-way for Firehouse Road and because of existing conditions, it is only 33 feet. They would like to continue that at that width. Mrs. Lebo asked about the relocation of the road and the impact it would have on an adjacent property. Ms. Myers answered that it is currently all parking lot and that they will be creating a perpendicular intersection. Mrs. Lebo asked Ms. Meyers about the calculations for the impervious surface and about proposed parking on lands currently owned by the cemetery. Ms. Meyers answered that the church is currently parking on that property and they have more than enough parking spaces. If they have to meet the requirements, a covenant can be drawn up with the cemetery association and the church can stand alone because they are improving existing conditions. Mrs. Lebo pointed out that when you are calculating areas for impervious surface that land that is not owned by you cannot be included in those calculations and will require a waiver. Mr. Craig asked about the total acreage and noted that further dialogue will be required with the Township Engineer. He would also like to hear from the residents in the area as to what their thoughts are on the relocation of the road. Mr. Craig asked if this was a special exception use, village residential. Mr. Smith was confirmed that it is zone village residential.

## OTHER BUSINESS

1. Harouzadeah & Christianson - This plan was approved by the Board of Supervisors at the Tuesday, April 3, 2007 meeting.
2. Preserve at Bow Creek Phases II and III – This plan was approved by the Board of Supervisors at the Tuesday, April 3 207, meeting contingent upon approval from the Dauphin County Conservation District. Approval was received from Dauphin County Conversation District on 04/12/2007.
3. Triple Diamond – This plan was approved by the Board of Supervisors at the Tuesday, April 17, 207 meeting.
4. C. Douglas and Nada B. Rothgaber – This plan was approved by the Board of Supervisors at the April 17, 2007 meeting contingent upon the acceptance by DEP of the sewer module.
5. Christopher/Katrina Souder and David Bimler – This plan was approved by the Board of Supervisors at the April 17, 2007 meeting.
6. Robert Erwin and Brenda Erwin – This is a Final minor subdivision plan and was accepted for review by the Board of Supervisors at the April 3, 2007 meeting. Mr. Smith noted that it was determined by the solicitor of the Zoning Hearing Board that the applicant would need to address the issue with the Zoning Hearing Board. On April 24, 2007, paperwork was filed by the applicant to request a hearing. That hearing is scheduled for Wednesday, May 30, 2007.
7. May Planning Commission Workshop – As a reminder, Mr. Craig noted that the next workshop is scheduled for Tuesday, May 29, 2007. Mr. Craig, Mrs. Lebo and Mr. Twaddell all noted that they plan to be in attendance.
8. Definition of a Front Yard - Mr. Phillips had previously revised the definitions for the SALDO which were approved by the Board of Supervisors and the Planning Commission. The Dauphin County Planning Commission has also reviewed and made recommendations.
9. Curative Amendment – This amendment was recommended for approval to the Board of Supervisors at the March 27, 2007 Planning Commission Meeting.

## ADJOURNMENT

**Mrs. Lebo made a motion to adjourn the meeting. Being no further business, the Planning Commission meeting was adjourned at 8:27 p.m.**

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc:	Board of Supervisors	Planning Commission
	Marie Beaudet	David Craig
	Keith Espenshade	Donna Lebo
	Dave Marshall	Mike Kovach
	George Rish	Chris O'Neil
	Tom Shutt	Ed Twaddell
	Roger Phillips, Township Engineer	
	David Smith, Township Zoning Officer	
	Deborah Casey, Secretary-Treasurer	
	Matthew Jones, Dauphin County Planning Commission	
	Zoning Hearing Board	