

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

May 22, 2007

Present: David Craig, Chairman; Donna Lebo, Vice Chairman;
Ed Twaddell, Member; Michael Kovach, Member
Absent: Chris O'Neil, Member

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

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

APPROVAL OF MINUTES

- Regarding the minutes of April 24, 2007, Mr. Phillips asked that he be able to comment, not correct them because he was not present for the meeting. He noted that there was a statement in the minutes from the engineer representing St. John's United Methodist Church, that the Church was led to believe by Mr. Phillips that proceeding with this plan would be acceptable. Mr. Phillips noted that he did not say it would be acceptable for them to proceed but that he recommended that they speak with the Planning Commission and the Board of Supervisors.
- **Mrs. Lebo made a motion to recommend approval of the meeting minutes of April 24, 2007 noting Mr. Phillip's comments. The motion was seconded by Mr. Twaddell. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**

UNFINISHED BUSINESS

1. Grantville Volunteer Fire Company – (06/26/2007). The applicant was represented by Mr. Bud Grove and Mr. Chris Keller, engineers from Grove Associates, Mr. Terry Grove, Senior traffic Engineer of Grove-Miller Engineering and Mr. Wayne Isett, President of the Grantville Volunteer Fire Company.
 - Mr. Bud Grove commented that they had discussions with PennDOT regarding road improvements. He also noted there has been discussion with the Board of Supervisors and that they are currently bringing the plan

back in to address all issues and comments made by the prior and present engineer.

- Mr. Phillips noted that he has reviewed these plans and presented a set of comments from the review, noting that the majority of the issues as outlined in his previous letter have been addressed, the wetlands and jurisdictional determination were requested.
- Mr. Bud Grove discussed the waivers on behalf of the Grantville Volunteer Fire Company. The waivers being requested are as follows:
 - Section 605.1 – Vertical Alignment
 - Section 402.4.14 – Recreation Fees
 - Section 609.1.3 – Sidewalks in Commercial Zones
 - Section 303.1 – Plan accepted as Preliminary/Final Plan
 - Section 617.6 – Construction
- Mr. Smith briefly reviewed his comments that were provided via a letter from Light-Heigel dated May 21, 2007, which were :
 - Section 210.7 – Maximum height
 - Section 311.6 – Parking calculations
 - Section 210.10 - Signage
 - Section 210.14 – Waste Products
 - Section 316 – On-Lot Sewage Disposal System
 - Section 323 – Materials and Waste Handling Requirements
 - Section 210.6 – Minimum Setback Requirements
 - Section 318 – Operation and Performance Stands
- **Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 303.1, Preliminary Plan Procedure. The motion was seconded by Mr. Kovach. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- There was lengthy discussion regarding Section 617.6, construction in a wetland buffer. They are currently waiting to hear from DEP as to whether or not this is a wetland buffer or just storm water runoff.
- Chairman Craig asked about their occupancy permit from PennDOT. Mr. Grove noted that they are waiting to hear from DEP. Mr. Phillips also commented that he had a comment regarding a potential traffic study.
- Mrs. Lebo questioned about the jurisdiction determination and commented that she would like to wait until something comes back on this, noting that nothing will be held up by doing so.
- There was further discussion regarding the number of exits and applying for a GP-7 with DEP if it is determined to be a wetland. As a result of the discussion, no action was taken on Section 617.6.
- There was discussion on access drives. Mr. Craig asked if there was one specific drive that is being referred to. Mr. Grove commented that it would be South Hill Drive, which will be the secondary access for the fire trucks. He also went on to discuss the K values.
- **Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section**

605.1 Vertical Alignment. The motion was seconded by Mr. Twaddell. Being no further discussion, the motion was approved 4 in favor, 0 opposed.

- Mrs. Lebo asked about the recreation fee and what it applies to (residential as opposed to everything). Mr. Phillips responded that it applies to everything. There was further discussion regarding this.
 - **Motion was made by Mr. Kovach to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 402.414, Recreational. Mrs. Lebo seconded the motion. Being no further discussion, the motion was approved 3 in favor, 1 opposed, Chairman Craig.**
 - Chairman Craig introduced the next waiver and asked for discussion. Mr. Phillips noted that there are no sidewalks to the current property. Further discussion was held.
 - **Motion was made by Mr. Twaddell to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 609.1.3, Sidewalks in Commercial Zones. Mr. Kovach seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
 - Discussion was held on the expiration date of the plan.
 - **Motion was made by Mrs. Lebo to reject the plan unless a request for extension is received and approved by the Board of Supervisors. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
2. 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 engineers Mr. Jason Shaner and Mr. Mike Bixler of McCarthy Engineering and attorney Mr. Charlie Courtney at McNees, Wallace & Nurick.
- Mr. Courtney gave a brief overview of the plan.
 - Mr. Smith briefly went through his comments and addressed his letter of May 22, 2007 and Mr. Courtney's letter of May 11, 2007. Mr. Smith did note under his comment #4 that the word warehousing has been removed from the cover sheet and the parking calculations should fall under the new Parking Ordinance 2006-5.
 - Mr. Courtney noted that under Mr. Smith's comment #5, that they are currently under 2,000 pounds and that the Nutrient Management Plan has been submitted to Dauphin County Conservation District and is expected to be approved.
 - Mr. Phillips noted his outstanding items apply to the waivers the applicants are requesting that are listed in his letter of May 21, 2007
 - Mr. Shaner noted that there are 580 acres to survey the perimeter of the site and that is why they are requesting a waiver from Section 402.1.2.
 - Mr. Courtney noted that the 50 foot right of way for Section 60.2.3.1.2 was adequate and it would make the grooming quarters non-conforming if it

has to be expanded to 60 foot and only refers to the frontage of their property.

- Mr. Courtney noted they would like to add supplemental landscaping and exterior landscaping to address Section 607.14
- SWM Section 205.13 was touched upon by Mr. Phillips. Applicant has proposed that this be a wet pond to be infiltrated first. The volume does not leave the facility.
- Mr. Shafner noted under Mr. Phillip's comment #11, that the Erosion and Sedimentation Control Plan has been filed.
- **Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 304.1, Preliminary Plan. Mr. Kovach seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- **Motion was made by Mr. Kovach to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 402.1.2, Site Survey. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- **Motion was made by Mr. Twaddell to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 402.3, Existing Features. Mr. Kovach seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- **Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 602.3.1.2, Minimum Right-of-Way Expansion. Mr. Kovach seconded the motion.** There was further discussion on this issue. Mr. Phillips noted that the waiver is just for this submission. Mr. Courtney suggested adding a note to the plan that the additional 10 feet of right-of-way would be required. **The motion was amended by Mrs. Lebo to approve the request for the waiver for SALDO Section 602.3.1.2 Right-of-Way Expansion contingent upon the inclusion of a note to the plan that requires the 10 feet of additional right-of-way which will be dedicated to the Township in the future should the Township deem it necessary. Mr. Kovach seconded the amended motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- **Motion was made by Mr. Twaddell to recommend to the Board of Supervisors to approve the request for the waiver for SALDO Section 607.14 Interior Landscaping. Mr. Kovach seconded the motion.** Mr. Craig asked that it be noted for the minutes that the applicant has done some additional landscaping outside the contained area in an effort to comply with the intent of the ordinance. **Being no further discussion, the motion was approved 4 in favor, 0 opposed.**
- **Motion was made by Mr. Twaddell to recommend to the Board of Supervisors to approve the request for the waiver of SALDO Section 607.3 Vehicular Parking Surfacing. Mrs. Lebo seconded the motion.**

Being no further discussion, the motion was approved 4 in favor, 0 opposed.

- Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for the waiver of SALDO Section 608.5 Surfacing. Mr. Twaddell seconded the motion. There was some brief discussion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.
- Motion was made by Mr. Kovach to recommend to the Board of Supervisors to approve the request for the waiver of SALDO Section 614 Survey Monument and Marker. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.
- Motion was made by Mr. Twaddell to recommend to the Board of Supervisors to approve the request for waiver of SALDO Section 618.3 Street Trees. Mrs. Lebo seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.
- Motion was made by Mrs. Lebo to recommend to the Board of Supervisors to approve the request for waiver of SWM Section 205.13 Dewatering. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.
- Mr. Craig asked a question regarding light poles. After some discussion, Mr. Shaner agreed to get specifications on lighting and fax them to Mr. Phillips for his approval.
- Motion was made by Mr. Kovach to recommend to the Board of Supervisors for approval of the plan contingent upon receipt of the Erosion and Sedimentation Control Plan from Dauphin County Conservation District, satisfaction of comments from the Township Zoning Officer, Township Engineer and submission of the Nutrient Management Plan. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 4 in favor, 0 opposed.

NEW BUSINESS

None.

OTHER BUSINESS

1. 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. A hearing with the Zoning Hearing Board is scheduled for Wednesday, May 30, 2007.

2. 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, Mr. Twaddell and Mr. Kovach all noted that they plan to be in attendance.
3. Submission of Plans and Land Development Plan Application – The Ordinance for this change will be Ordinance 2007- 3. It has been sent to the Dauphin County Planning Commission for review and sent back to the Planning Commission for review/action as an official ordinance.
4. 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.
5. 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 8:45 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	