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

October 23, 2007

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

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

APPROVAL OF MINUTES

- **Mr. O'Neil made a motion to recommend approval of the meeting minutes of September 25, 2007. 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 – (12/23/07). There were no representatives for the applicant.
 - Chairman Craig noted there were no revisions and the plan will be carried until the next meeting.
2. Steve Gingrich, Kimberly Gingrich and Robert & Stacey Jones (12/23/07). This is a preliminary-final one-lot addition. There were no representatives for the applicant.
 - Chairman Craig noted there were no revisions and the plan will be carried until the next meeting.
3. Grantville Holdings – (11/25/07). This is a preliminary land development plan. They are proposing to construct a 159 room Hilton Garden Inn at the intersection of Bow Creek, Station and Ridge Roads. Representatives from Rettew Associates were Eric Brinser and John Schick; Attorney Mark Bradshaw from Stevens & Lee and Paul Nachlas from Alliance Environmental Services.

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- Chairman Craig noted revisions were submitted on October 3, 2007. He also noted the plan expires on November 25, 2007 and action will need to be taken.
- **Motion was made by Mrs. Lebo to reject the plan unless a grant of an extension of time is received and approved by the Board of Supervisors. The motion was seconded by Mr. O'Neil. Chairman Craig asked for further discussion.**
- Mr. Bradshaw, attorney for the applicant, to clarify this is not a preliminary/final plan request, noting there was a waiver request to have it presented as such but has since been withdrawn and is only a preliminary plan approval request.
- Mr. Bradshaw also introduced Project Manager Mr. Eric Brinser for any questions, noting he was under the understanding all the Township Engineer's comments were very minor, were responded to appropriately and would like to receive a recommendation for approval.
- Mr. Phillips asked for a presentation of the changes that were made from the last presentation in regards to storm water.
- Mr. Brinser noted they completed additional perc and infiltration testing as requested; adding where there were previously storm water facilities was not adequate. He noted just to the North on Ridge Road there were two areas found that were acceptable. The large underground detention has been removed, lined with no infiltration, and moved to the new location, which meets the requirements of the ordinance.
- Mr. Brinser discussed the recommendation of a cistern from rainwater, which will be a 10 x 10 structure located to the rear of the building designed to be used for irrigation around the building. They were able to obtain their infiltration rates, meet the requirements of the ordinance for the Township and DCCD for the smaller storm events.
- Mr. Brinser discussed pumping sewage to the existing system being an issue. The existing sewer line is across the road with an easement but because of elevation, they would have to go under the creek and up to the pipe. They are proposing to develop this in the final plan is a pump station location. This would be sized to accommodate the Hilton Garden Inn and approved uses in the ordinances for the remaining part of the tract and sized for any offsite township residential areas that could get to the area, which would be located at the low point of Ridge Road at the stream crossing most of which would come by gravity. He added at the present time, this is just schematic
- Mr. Phillips added the size and areas it will encompass have not yet been delineated.
- Mr. Brinser noted they asked for a conditional preliminary plan approval, acknowledging sewer is a major issue that is still unresolved, adding the conservation district and sewer has not yet been approved. He also noted the plan would come back to the Planning Commission with all the details resolved with the final plan submission once the conditions are met.
- Mr. Brinser further discussed the items that were addressed as noted by the Township Engineer.

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- Mr. Brinser noted he dropped off another set of revisions addressing the latest comments by Mr. Phillips, which will be reviewed at the November meeting; he also commented they will be obtaining a letter for the easements from the adjoining property owner
- Mr. Brinser introduced Mr. John Schick from Rettew Associates their traffic engineer and Paul Nachlas from Alliance Environmental to discuss the well.
- Chairman Craig asked why the well at the Holiday Inn was excluded from the monitoring.
- Mr. Nachlas commented the question was extended to the owner of the Holiday Inn with the concern that water had to be trucked to the location in the past. The owners relayed to Mr. Nachlas in the eight years they have owned the hotel they have never had the well fail and have not had water trucked in. Mr. Nachlas added he was not aware of any pre-existing conditions. He went on to note they monitored a residential well to the southwest, and noted the record draw down is in the report.
- He also noted they measured and evaluated draw down under the influence of pumping both along the geological strike and perpendicular to the strike, adding the well at the Holiday Inn facility is not at any risk of being affected by pumping at this location.
- There was further discussion on monitoring of wells in the area.
- Chairman Craig inquired as to the location of the well on the Holiday Inn property. Mr. Nachlas noted there are three and showed Mr. Craig where the wells are located.
- Chairman Craig asked Mr. Brinser if the revised plan that is being submitted for November is a revised preliminary plan. Mr. Brinser answered that it was. He also noted that he submitted a letter requesting withdrawal of the waivers for ground water recharge and the preliminary plan.
- Mr. Brinser noted one of the reasons they would like to have the plan conditionally approved is they can show the general location of where the sewer might be, E&S and some other outstanding items. The sewer can be finalized with the final plan and the actual design. Mr. Brinser spoke about the ordinance giving one year to finalize preliminary plan conditions. He also noted it would keep things going from their end with franchising, financing, etc., for the owner.
- Discussion was held on ground water aquifer, consumptive use and limits. Upon a question from Mrs. Lebo, Mr. Phillips noted they met the requirements of the SALDO.
- Mrs. Lebo commented she is concerned with the draw down on the neighbors which is not noted in the report and questioned whether Penn National is on the same aquifer. Mr. Nachlas answered that Bow Creek would be the natural divide for the properties.
- There was further discussion on adequate water supply in the area and the development in the area.
- Ms. Beaudet noted there was a meeting with the Public Safety Officer, who was once a Township Supervisor, and according to the reports, the Holiday Inn has run out of water

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- There was further discussion on fractured bedrock aquifer.
- There was discussion on potential water. Mr. Nachlas noted the problems at the Holiday Inn could be independent of problems at this site because of lack of flow perpendicular to the strike
- Mr. Rick Hoover commented about it being unlikely for a property to have multiple wells like Holiday Inn adding they normally have one well and that the water supply is equally as likely related to well construction as they would be to aquifer. Mr. Nachlas commented that he agreed with Mr. Hoover's comment and added they did not have to drill three wells to find water.
- Mr. Jaromir Kovarik then commented on the different reports from 2005 and 2006 and asked for explanations about transitivity, the measurement of the aquifer to move ground water as gallons per day per foot.
- There was further discussion on transitivity, aquifer, non-confined and confined
- There was some discussion regarding the draft and the final reports.
- There was more discussion on the aquifer relating to size, water coming in and out.
- There was some discussion on bedrock
- There was discussion on SALDO Ordinance 621.1
- There was discussion on the test pits and limiting conditions. Mr. Brinser added they were able to find two acceptable areas for test pits.
- There was further discussion on confined and non-confined aquifer.
- After questioning from Mr. Kovarik on confined and non-confined aquifer, Mr. Nachlas commented he would approach the study from the standpoint of wells.
- Mrs. Lebo asked for summarization to complete the study. Mr. Kovarik answered the race track and this aquifer would be from the same water basin, increasing their demand for aquifer, adding it would need a comprehensive hydrological study the size of the aquifer, the size of the water budget and to work with the Susquehanna Water Basin, also noting there will be other demands on the aquifer.
- There was further discussion on intake pumping and draw downs. Mr. Nachlas noted he has not seen any confined aquifers in this area, also noting a water budget study would be able to be accomplished.
- There was discussion on the proximity of Penn National and the location of the proposed project.
- There was discussion on the type of formation of rock in the area.
- There was discussion on pumping at Penn National and the proposed project
- There was discussion on discharge rate
- Mrs. Lebo commented on a request by the Susquehanna River Basin for additional data from Penn National on consumptive use
- There was discussion on the storm water report submitted for review on the proposed project

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- On further discussion, Attorney Bradshaw commented that the submission meets the requirements of the ordinance and asked for recommendation for preliminary approval, based upon conditions being met.
- There was discussion on infiltration, soils below the test sites and depth to bedrock and season high water table.
- Chairman Craig commented there was at one time a small quarry on the property. Mr. Brinser commented the area was not used due to debris.
- Chairman Craig asked about ground water recharge; Mr. Phillips noted that items could be one of the conditions
- There was discussion by the Chairman on the motion
- Attorney Karen Balaban referred to traffic impact study dated December 2005. There was discussion on the traffic study in regards to the map. Mr. John Schick noted it can be found on a web page by PennDOT.
- There was discussion on the date of the data and further discussion on the study
- There was discussion on times data was collected pertaining to peak and non-peak hours
- There was discussion on agreed upon road improvements in relation to Penn National
- There was discussion by Mr. Brinser about a supplement to the traffic study as a condition on the final plan
- Ms. Balaban commented the data collection did not comply with SALDO 402.5.4.2, Page 35, number of hours during the week and not being collected during peak hours.
- There was further discussion on the traffic study
- There was discussion on a comprehensive plan; Mr. Brinser answered there is nothing currently available
- There was discussion regarding the usage of EDU's; Mr. Brinser answered the correct figure will be provided.
- There was further discussion on the traffic study regarding the SALDO and ground water recharge.
- Mr. Brinser noted Grantville Holdings is asking for a conditional preliminary plan approval, with traffic, sewer, E&S control issues being resolve before the final plan is submitted
- There was discuss on conditional approval of the plan
- There was discussion on the conditions; ground water study report for water budget, traffic study, and have the applicant agree to the conditions
- Mr. Phillips noted the applicant would have to agree with the conditions which would be put in writing; noting if they the agreement is not signed the conditional approval would not be valid. He also added the Board of Supervisors would need to approve the conditions.
- There was discussion on the timelines on the submission of paperwork
- Mr. Phillips suggested the following conditions: compliance with comments of his October 18, 2007 letter and subsequent revisions, compliance with

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SALDO, receive revised ground water supply report, revised traffic study to include additional data collection, approval of E&S report from DCCD

- There was discussion on outstanding zoning issues
- There was discussion on conditional approval and the time frame to meet the conditions of the plan
- There was discussion on the size of a cistern
- There was discussion on storm water
- Chairman Craig mentioned one of the conditions would be obtaining a master plan to give a better planning perspective as opposed to piece-meal.
- There was further discussion regarding the motion and the conditional approval
- **Vote was taken on the motion. 1 in favor, Mrs. Lebo and 2 not in favor, Chairman Craig and Mr. O'Neil. The Motion did not pass**
- Mr. Phillips suggested development of language for the conditions of conditional approval
- There was further discussion
- There was discussion by Mr. Phillips on the applicant agreeing to provide a time extension at which point no action would need to be taken
- Mr. Bradshaw agreed to the extension
- Mr. Phillips agreed to put together a framework of the conditions to be circulated

NEW BUSINESS

There was no new business at this time.

OTHER BUSINESS

1. December 2007 Planning Commission Meeting – The meeting date of December 19 for the December Planning Commission was agreed upon by the members.
2. Ordinance 2007-6 – Ordinance amending the 2003 Zoning Ordinance to change Section 324 Forestry Uses is currently before the Board of Supervisors
3. Planning Commission Workshop – Planning Commission members agreed to cancel the workshop scheduled for Tuesday, October 30, 2007.

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ADJOURNMENT

Mrs. Lebo made a motion to adjourn the meeting. Being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc: Board of Supervisors
Marie Beaudet
Keith Espenshade
Dave Marshall
George Rish
Tom Shutt
Roger Phillips, Township Engineer
David Smith, Township Zoning Officer
Deborah Casey, Secretary-Treasurer
Matthew Jones, Dauphin County Planning Commission
Zoning Hearing Board

Planning Commission
David Craig
Donna Lebo
Mike Kovach
Ed Twaddell
Mike Webb