

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

January 23, 2007

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

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

The meeting was called to order by the Chairman at 7:00 pm.

REORGANIZATION

An election of officers took place.

- a. Chairman – Mr. Kovach made a motion to nominate Mr. Craig for Chairman. Mrs. Lebo seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.
- b. Vice Chairman – Mr. Kovach made a motion to nominate Mrs. Lebo for Vice Chairman. Mr. Twaddell seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

APPROVAL OF MINUTES

Mrs. Lebo made a motion to approve the amended minutes at the meeting of December 12, 2006 reflecting the presence of Mr. Twaddell and Crakare's expiration date of January 22, 2007 in lieu of January 8, 2007. The motion was seconded by Mr. Twaddell. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

BYLAWS

1. The issue was brought up by Chairman Craig about Communications being available to be viewed by the public, as done with the Board of Supervisors. He reminded everyone that any correspondence that is made available by the Planning Commission will be available for public viewing.

2. The issue was brought up by the Chairman about reporting by the Zoning Officer and the Township Engineer. The question was raised about how the Commission would like to see the reports. Did they want to have a written report from the Township Officers at the meetings or just give their updates as each plan is being discussed. Mr. Kovach pointed out that they have both been sending updates from time to time as the issues have been raised and that they are sending updates prior to the meetings. Mr. Phillips noted that Mrs. Eppinger has created a tracking system which will be provided to the commission.

UNFINISHED BUSINESS

1. Harouzadeah & Christianson – This plan expires February 19, 2007. No one was present to represent the applicant. No updates have been submitted by the applicant. The outstanding items are as follows: Perc and Probe numbering and planning module. **Motion was made by Mrs. Lebo to reject the plan unless a request for extension is received and approved by the Board of Supervisors. The motion was seconded by Mr. O’Neil. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**
2. 480 Bow Creek Road – This plan expires March 21, 2007. A representative from David Miller Associates, Inc. was present on the applicant’s behalf. Mr. Smith noted that he was provided a revised plan and on January 16, 2007, he provided a letter which addressed the four issues which he had outstanding. Mr. Phillips noted there were other issues still outstanding; i.e., marking the center entrance as exit only, signage, parking and recalculations of storm water. Mr. Craig noted that the Sanitary Sewer appears to be a legal issue and that the applicant will need to take this item up with the Board of Supervisors. Mr. Phillips noted with regards to the landscape and screening issue, the applicant requested a waiver to SALDO 608.9. Mr. Smith noted that at the very first zoning hearing that Mr. Funk attended they requested the waiver and either one of two things happened; either they were approved for the waiver, the other waiver that they were approved for was the dumpster. That was moved and relocated on the plan. Everything else was approved at the very first zoning hearing they had and the second zoning hearing that they had was to address the parking, one-third of not parking in the front issue. That was not addressed until they established the relocation of parking. Prior to that all other issues with variances that were requested were approved by the Zoning Board. Mr. Kovach pointed out that the one issue that may have been outstanding was the screening of trees between the pizza shop and the Exxon. Because there were concerns as to the wording

of the waiver, Mr. Phillips suggested recommending approval of the waiver with whatever conditions they so choose; i.e., additional plantings that they would still need to grant the waiver but based upon those conditions which they have recommended. Mr. Craig noted that the other outstanding items were the storm sewer pipe, signage and retaining wall calculations. Mr. Phillips issued a review letter dated January 16th and noted that all of these issues were addressed. The final issue is the storm sewer issue for the northern part of the site which was the existing line that was clogged and located beneath where the existing building would be. The Township is planning on extending the storm sewer up along the side of Bow Creek Road. **Mr. O'Neil made a motion for recommendation to approve the request for the waiver for section 608.9 landscape screening for what is shown on the plan. The motion was seconded by Mr. Kovach. Being no further discussion, the motion was approved 5 in favor, 0 opposed**

Mrs. Lebo made a motion to recommend to the Board of Supervisors to approve the request for the waiver for existing features section 402.3.4. The motion was seconded by Mr. O'Neil. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

Mrs. Lebo made a motion to recommend to the Board of Supervisors to approve the request for a waiver for section 610.7 curb height for what is currently shown on the plan. The motion was seconded by Mr. Twaddell. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

Mr. O'Neil made a motion to recommend to the Board of Supervisors to approve the request for a waiver for section 602.2 buffer area. The motion was seconded by Mr. Kovach. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

Mr. O'Neil made a motion to recommend to the Board of Supervisors to approve the request for a waiver for section 617.2 wetland buffer area. The motion was seconded by Mr. Twaddell. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

Mr. O'Neil made a motion to recommend to the Board of Supervisors to accept the plan contingent upon the storm water management issue as stated in the engineer's letter of January 16, 2007. The motion was seconded by Mrs. Lebo. Being no

further discussion, the motion was approved 5 in favor, 0 opposed.

3. Grantville Volunteer Fire Company - This plan expires March 31, 2007. Mr. Craig noted that no updates have been submitted by the applicant. He also noted that the plan be carried to the next meeting until further action is taken or requested by the applicant.
4. Crakare – This plan expires on January 22, 2007. Mr. Craig noted that it was his understanding that the Board of Supervisors rejected the plan at the previous Board of Supervisors meeting unless a letter of extension is received by the applicant prior to the expiration of the plan.
5. Grantville Hilton Garden Inn – This plan expires on March 31, 2007. Mr. Craig noted that no updates have been submitted by the applicant. He noted that the plan be carried to the next meeting until further action is taken or requested by the applicant.

NEW BUSINESS

1. Triple Diamond/Arvind Patel – Plan expires on 04/21/2007. The plans were received by the Township on Friday, January 5, 2007 and have been numbered 2007-01. The applicant was by represented by their engineer, Mr. John Poff of Matthew & Hockley. He stated that the applicant is proposing to construct a 64 room hotel (the plans state 67 which will be corrected and resubmitted) with an indoor pool located on the western side of the hotel. There will be a privately owned sewage pump station. The sewage will be pumped through a high pressure force main up over Laudermilch Road into a new gravity sewer manhole down at the intersection of Jonestown Road and that manhole and then it will be by gravity flow into the existing system. They will enter into a developer's agreement with the Board of Supervisors regarding ownership maintenance, escrow issues, etc. The site will be served by an on lot well. A well testing study was performed and the information was furnished to the Township's consulting engineer. The well provided adequate yield for the hotel and did not have a negative impact on the neighboring wells, several of which were monitored when the testing was done per a Township ordinance. The existing wetlands on the existing property were documented in a report and were furnished to the Township engineer. A retention basin is proposed on the northwest corner of the site. There will be some specific plantings, water folic treatments and then a discharge into the exiting wetland. There is currently a lead section of the pipe coming under Kelly Court and then a swale that will be part piped that goes to the wetlands, which was approved by DEP. Parking

is proposed on the eastern portion of the site. Mr. Phillips queried about the report indicating that there would be a restaurant located in the plans. He did not locate that in the plans and also pointed out that the parking did not take this into account. Mr. Poff indicated that there will not be a restaurant and this will be omitted. Mr. Craig asked about what would be a church in the westerly direction that was omitted. Mr. Poff indicated that the church was outside the realm. Mr. Poff indicated that there was a waiver request to allow the plan to be processed as a preliminary/final plan since there is no street construction and all the improvements are located on site except for the sanitary sewer force main which is in the Penn DOT right-of-way jurisdiction and they have already received a highway occupancy permit. Mr. Phillips noted that there is an additional requirement that if you construct a storm water detention/retention basin it requires submission of a preliminary and final plans so that it would have to be amended to include that. The permit from Penn DOT was issued in the Township's name and it is proposed on the plan that it be a private line which would invalidate the permit because Penn DOT will not issue private permits. One of the major steps between a preliminary and final plan deals with the legal agreements which would need to be addressed prior to the approval being granted. Mr. Kovach had the concerns about visibility to the left-hand side pulling out of Kelly Court coming down the hill. Mr. Phillips noted that this is another issue that they are looking at. The other waiver requests would be Section 402.5.4 and 403.5 regarding the traffic impact studies. Because the township has had three traffic studies performed in this area, they do not feel that the 64 room hotel proposed would not warrant an additional study because of the existing studies. Mr. Phillips informed them there is more than just the number of cars with a traffic study. He is looking at all of that and reviewing previous traffic studies to see how it should be addressed. He does not feel completely comfortable with left-hand turns coming out of Kelly Court and the cueing distance of how far things back up at that red light. Mr. Smith referred to Section 320 in the Zoning Ordinance with regards to traffic studies. Mr. Smith noted that if they deviate from traffic requirements they would be required to come in for a variance in the zoning ordinance instead of a waiver of the zoning ordinance. Mr. Kovach also expressed his concern with traffic turning on to Kelly Court. He noted that speed is an issue and there are existing traffic problems in that area and he would like to see an additional traffic study performed. Front and rear yards and parking were discussed. Mrs. Lebo asked if the impervious area is based upon the gross and Mr. Phillips responded that in our ordinance, the answer is yes. Mr. O'Neil asked about the development of the lot and will it increase the runoff. Mr. Poff responded that the ordinance will not allow for this. The storm water will go into the proposed pond and be discharged to the wetland area. It is proposed

that part of the storm water that currently runs off the adjacent property in the parking area itself will be redirected back up into the basin. They spoke about the well during the 12-hour monitoring test and discussed the draw-down rate and the recharge rate. **Chairman Craig commented that the plan will be carried until further action is taken by the applicant and the engineering comments are addressed and the zoning issues and Dauphin County, etc.**

2. The Preserve at Bow Creek Phase II and III – Plan expires on 04/21/07. The applicant (Keystone Homes) was represented by Mr. Steve Quigley of H. Edward Black and Associates. They are seeking the Board's recommendation for approval of Phases II and III for the Preserve at Bow Creek. Currently, Fox Haven Lane is shown on the plan to make a crossing in the Wetlands and break in the open space. What they are requesting in the current plans is to break that so they can have continuous open space and not have to touch the wetlands at all. They have already discussed this with Mr. Phillips. They put in new sewer lines so that they would not have to make a crossing in the road and they have sewer maintenance in existence so they chose another manhole to use at this point. There will be no increase in the number of plans from the original plan. He discussed the path of the sewer line and the UGI line that will come into the development. Mr. Craig noted that this falls under the old ordinances and it should follow those and not the new ordinances. Location of storm water discharge was discussed. Discussion was held on E&S controls and responsibility. It was noted that Keystone Custom Homes would be handling those issues. Mr. Craig bought up Note 11, approval of the plan, it does not indicate that the township is willing to take over the proposed roadways this will require a separate agreement with the township. Mr. Phillips indicated that it is a deeded dedication. Mr. Craig commented that he just wanted to make sure that it was clear because just because they approve the plan or recommend it, they are not agreeing that they will take over those roads. Mr. Craig inquired that if Phase I and II have roadway easements, why doesn't Phase III. Mr. Phillips is looking into this. Mr. Craig also inquired about the easements through Lots 18 and 19 and if they are for the township to access the sewer main. Mr. Quigley answered that it is an access usage for maintenance down into the basin for the owner and the township. There are other easements in the development for access to the basin, the gas lines, etc. **Chairman Craig indicated that they will carry this item until further action is made by the applicant.**

OTHER BUSINESS

1. Zoning Amendment – Mr. Craig noted that this item was carried for Mr. Jones. Mr. Jones commented that he will be recommending to the

Dauphin Planning Commission that this proposed zoning ordinance amendment seems reasonable and that it be provided that the current land owner gives express consent for the rezoning of the property. The supervisors will need to advertise and have the property posted.

2. Livestock Operation – Mr. Craig noted that he sent out an e-mail and Mr. Smith also contributed correspondence for review of livestock operations. Mr. Craig suggested that it be taken to the Workshop scheduled for Tuesday, January 30, 2007. Mr. Smith noted that he checked with several municipalities and asked what type of language they were looking for; i.e., concentrated animal feedings, operation. Commercial live stock gives the definition of an agricultural use plus, the question was plus, or but it cannot be both. Mr. Craig feels that this may be something that we will need to address. Mr. Oellig spoke about CAFO. He will be providing information on this issue. Donna Lebo indicated that she would like to have regulations enacted at the same time for sludge applications. Marie Beudet brought up that PSATS had an article about the Attorney General coming down on townships with the ordinances because the acreage is not being dealt with.
3. By-Laws – Mr. Craig noted that the by-laws were approved last month and he feels that they just need to be sign by himself and Mrs. Lebo.
4. Robert Jones – Chairman Craig commented that the plan was previously approved by the Board of Supervisors and has not yet been recorded.
5. Planning Commission Workshop – This is scheduled for Tuesday, January 30, 2007. Mrs. Lebo will furnish Mrs. Eppinger with a list of agenda items for this workshop.
6. Traffic Study for Possible Expansions – Mr. Jones informed the Planning Commission that there has been some interest in the old traffic study conducted for the Routes 39 and 743 corridors. Mrs. Lebo asked about the purpose of the study and Mr. Jones answered that individuals are concerned with the traffic buildup in this area and on Laudermilch Road. Mr. Phillips added that this was a 20 year projected improvements plan and now with the casino and additional traffic, Dauphin County is taking a looking at a long-term transportation plan for those two major arteries between Hershey and I-81. Mr. Craig inquired about the Blue Ribbon Study for Route 22 and Mr. Phillips responded that issue is a separate study. Mrs. Lebo asked if there was a committee established. Mr. Jones noted he was under the impression that they were forming a committee, but that Mr. Milar would have the information on this. Mr. Phillips commented that at the

reorganization meeting for the Board of Supervisors that Charlie Longreen was approved to be on the committee and himself as a secondary role if needed. Mrs. Lebo indicated that she would strongly encourage our township to be proactive with this and with Derry Township.

7. Advisory Council – Mr. Craig commented that Dauphin County is looking for resumes for individual to sit on this advisory committee for the money that the slots have to pay. Marie Beaudet indicated that it is an advisory board consisting of two people from East Hanover, one from West Hanover, one from South Hanover townships. Mr. Craig noted that if anyone is interested, he suggested that the township add a link for the resumes on their website to the Dauphin County website.

ADJOURNMENT

Mr. Kovach made a motion to adjourn the meeting. Being no further business, the Planning Commission meeting was adjourned at 10:05 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	