

## **EAST HANOVER TOWNSHIP PLANNING COMMISSION**

March 28, 2006

The meeting of the East Hanover Township Planning Commission was called to order by David Craig at 7:06pm. Present were David Craig, Donna Lebo, Chris O'Neil, and Ed Twaddell.

Also present were Tammie Myers, Engineer, Benatec; Brian Dickson, DCPC; David Smith, Light-Heigel & Associates; Danielle Gornik, Secretary.

### **APPROVAL OF FEBRUARY MEETING MINUTES**

**A motion was made by Chris O'Neil to accept the minutes of the February meeting as presented. A second to the motion was made by Ed Twaddell. The motion passed unanimously 4 in favor, 0 opposed.**

### **PLANNING COMMISSION BY-LAWS**

Mr. Craig referenced a draft of the by-laws given to him by Mr. Kauffman, Twp Solicitor. Mr. Craig decided that since a member of the commission was missing, the by-laws would be addressed at the next meeting.

### **WAIVER REQUEST FORM**

Mr. Craig referenced a copy of a waiver request form that he would like the board to review. The form is meant to provide a format for those requesting waivers, one that is easier for everyone involved to understand. He would like it to be part of the ordinance. Mr. O'Neil would like to add examples to the form to give those filling it out a better understanding of what is needed. Members will have ideas ready for the next meeting.

### **KRAVETS & CHRONISTER**

This is a preliminary-final land development plan of a 20.7 acre parcel of land situated at the SW corner of the intersection of Rabbit Lane and Manada Gap Road. The plan is to construct a 72' x 120' horse stable.

- Nothing new has been received but the plan will expire prior to the next meeting.
- Ms. Lebo asked Ms. Myers if all of her concerns have been addressed. Ms. Myers responded that they have not; her concerns were presented at the last meeting but new plans have not been submitted.
- **A motion was made by Mr. O'Neil to recommend that the Board of Supervisors reject the plan based on comments dated 2/28/06 and any previous comments, unless an extension is requested by the applicant and granted by the Board of Supervisors. A second to the motion was made by Ms. Lebo. The motion passed unanimously 4 in favor, 0 opposed.**

### **HAROUNZADEH & CHRISTIANSON**

This is a final subdivision plan depicting the realignment of the lot lines of 3 parcels containing a total of approx 39 acres. The new lot #1 will contain 20.316 acres and the new lot #2 will contain 19.187 acres.

**A request for an extension, dated 3/8/06, was received from the applicant and approved by the Board of Supervisors at the March 21 meeting. Time for consideration of this plan will expire May 25, 2006.**

#### **GRANTVILLE HILTON GARDEN INN**

This plan continues to be tabled until further notice, at the request of the applicant.

#### **STANLEY W. STEIGERWALT PLAN**

This is a preliminary-final subdivision plan to subdivide proposed lot #6 from existing lot #1. Proposed lot #6 will then be able to be sold as an individual residential building lot. The location of the property is the 300 block of Dry Run Road.

- Nothing new has been submitted as of 3/14.
- Mr. Akens, representing the plan, was present. Mr. Akens stated that the plan has been revised based on previous professional comments. He is looking for consideration of the requested waivers so that he can submit a new plan. He reminded the board that at the last meeting the board stated that they needed time to review previous submissions that were made on this property.
- Mr. Craig reminded Mr. Akens that written justification for the requested waivers is needed, as per section 305.2 of the Subdivision/Land Development ordinance.
- The planning commission has no desire to act on the waivers at this point.

#### **FETROW PROPERTY**

This is a final subdivision plan of property owned by Leroy and Evelyn Fetrow of Dairy Lane, located in the rural agriculture zoning district. The proposed developer is Fishing Creek Valley Assoc. The purpose of this plan is to subdivide lot #1 into 2 lots for land conveyance. Proposed lot #1 will be retained by Leroy and Evelyn Fetrow and includes the existing single family residence and structures. Lot #2 shall be conveyed to Fishing Creek Valley Assoc. with no improvements proposed per this plan.

- Rick Castranio of Alpha Consulting Engineers was present to represent the plan.
- Ms. Myers reviewed her comments dated 3/24.
- There were no new DCPC comments.
- Mr. Smith had no new comments; has not completed a thorough review of second plan submission.
- Mr. Castranio noted that on 3/16 the SEO was on the lot for perks and probes; a planning module is in the process with DEP.
- Ms. Lebo asked Mr. Smith for clarification on the conveyance. Mr. Smith noted that the issue has been cleared up; Mr. Castranio noted the use has been changed to agriculture with a single family lot.
- Mr. Castranio reviewed and explained his waiver requests.
- Ms. Lebo asked if there were hydric soils; Mr. Castranio responded that there are.
- Ms. Myers was asked for her comments on the waivers. She stated that she doesn't have a problem with the topography waiver or the wetlands study waiver due to the fact that this is a subdivision plan and there is no building proposed at

this time. PHMC notification has been requested of everyone since the beginning of the year and should be required by this applicant.

- **A motion to recommend approval of waiver request Section 402.3.4 – Topography within 200 feet of property - was made by Mr. O’Neil. A second to the motion was made by Mr. Twaddell. The motion passed unanimously 4 in favor, 0 opposed.**
- The waiver request for Section 402.5.6 – PHMC notification - was withdrawn by the applicant due to previous comments made by the board.
- **A motion to recommend approval of waiver request Section 402.5.8 – Wetlands Delineation – was made by Mr. O’ Neil. A second to the motion was made by Mr. Twaddell. The motion passed unanimously 4 in favor, 0 opposed.**
- After discussion, **a motion to return the plan for corrections was made by Mr. O’Neil. A second to the motion was made by Ms. Lebo. The motion passed unanimously 4 in favor, 0 opposed.**

### **GRANTVILLE VOLUNTEER FIRE COMPANY PLAN**

This is a preliminary-final subdivision and land development plan for a proposed new fire station facility located at the southwest intersection of Route 22 and South Hill Drive.

Total acreage of the land is 6.89 acres. **Time will expire June 26, 2006.**

- **A motion was made to accept the plan for review by Mr. O’Neil. A second to the motion was made by Mr. Twaddell. The motion passed unanimously 4 in favor, 0 opposed.**
- Many members of the Fire Co were present. Mr. Grove of Grove Associates was present to represent the plan along with Wayne Isett of the Fire Co.
- Professional comments were pretty lengthy, so rather than read down the list of comments, the representative for the GVFC stated that he would review them. Ms. Myers did point out several comments that were “more important”, but made sure to stress that it didn’t make any of the other comments “less important”. Reference was made to the 2 waiver requests. She noted that the traffic impact report doesn’t meet the subdivision/land development ordinance. Offsite flows of stormwater need to be accounted for.
- Mr. O’Neil had some concerns about the ground water pumping. He suggested that some examples of other fire companies/fire halls are provided.
- Mr. Grove gave a description of the plan. He stated that the property is long and narrow. He stated that there are some wetlands on the property which is why they are requesting a waiver. The property is relatively flat in front and slopes up in the rear; is in Highway/Commercial Zone and backs up against Rural/Agriculture Zone on the southside. DEP planning module is in the process. Zoning Variance hearing scheduled for April 19 for height. A traffic study has been completed for in/out access of Route 22. Station opens to front of Route 22. There are 2 sets of parking on either side of property, providing 47 parking spaces with 2 handicap spaces.
- Mr. Craig noted that there is an ordinance specifying retaining wall height. Mr. Craig also referenced a book titled “Blue Ribbon Road to I-78, Dauphin and

Lebanon Counties”; thought it may be helpful in referencing traffic control with emergency equipment pulling in and out of facility.

- Mr. O’Neil suggested adding the buffer to the construction plans; Mr. Grove noted that it is shown on the grading plan. Mr. Grove should be able to provide how much land is being disturbed at the next meeting.
- Ms. Myers pointed out that the handling of traffic at the intersection (Rt 22 and S. Hill) is a major concern.
- The board decided to table waivers at this time.
- **A motion to return the plan for corrections based on professional comments was made by Mr. O’Neil. A second to the motion was made by Ms. Lebo. The motion passed unanimously 4 in favor, 0 opposed.**

### **SINETOS SKETCH PLAN**

**Mr. Craig stated that a recommendation was handed down from the Board of Supervisors not to take any further action on this plan until specifics are worked out between East Hanover Twp Dauphin and Lebanon Counties.**

### **OTHER BUSINESS**

Mr. Smith provided the board with an “off street parking review”. Mr. Smith looked at other municipalities and how they address uses not specifically listed. He favors the way Derry Twp handles these uses. He referenced 19 different uses that are in the zoning ordinance but not in parking requirements.

Ms. Lebo commented on parking requirements in Section 311, more specifically square footage; she stated that changing the ratio in the ordinance may help.

More research needs to be done ; possibly an item agenda for the next workshop.

**With no further business, a motion to adjourn the meeting was made by Mr. Twaddell at 8:13pm. A second to the motion was made by Ms. Lebo. The motion passed unanimously 4 in favor, 0 opposed.**

Respectfully submitted  
Transcribed by

Danielle Gornik, Secretary

Cc: Rick Hoover  
Chris O'Neil  
Donna Lebo  
Ed Twaddell  
David Craig  
Board of Supervisors  
Charles Longreen  
DCPC  
Benatec  
Zoning Hearing Board