

**EAST HANOVER TOWNSHIP PLANNING COMMISSION
JUNE 27, 2006**

The meeting of the East Hanover Township Planning Commission was called to order by David Craig at 7:04pm. Present were David Craig, Chris O'Neil and Ed Twaddell.

Also present were Matthew Jones with DCPC, David Smith with Light-Heigel & Associates, Roger Phillips, P.E., Pickering, Corts & Summerson, and Danielle Gornik, Secretary.

APPROVAL OF MAY MEETING MINUTES

There was no quorum; no action was taken on the approval of the minutes, although no member of the commission expressed any concern with the contents.

REBECCA ROBERTS PLAN

This is a plan of survey for property located along Laudermilch Road.

- Dauphin County Planning Commission received the sewer module portion of the application and found no problems with it; comments were sent to surveyor.
- David Smith provided comments; stated that extensive work needs to be done.
- Roger Phillips, Township Engineer, had not completed his review because it was unclear that this application was actually a subdivision plan. Mr. Phillips recommended rejection due to incompleteness.
- Ms. Rebecca Roberts was present to represent the plan. She stated that this is part of a 44 acre farm. 2 ½ acres will be subdivided for a single family home. This ground has been conditionally sold. The remainder of the acreage will remain farmland. Ms. Roberts is waiting to produce an actual subdivision drawing after receiving comments from tonight's meeting.
- Mr. Phillips recommended contacting PennDot for a driveway permit.
- David Craig was unsure as to whether the plan could be accepted by the planning commission without a quorum. After discussion, the plan was accepted.

MARY CAVE

This is a preliminary-final subdivision plan for property located at the intersection of N. Fairlane Road and Rabbit Lane, to the North of I81. The purpose of this plan is to subdivide lot #3 from existing lot #2. Lot #3 will be used for agriculture use only. This property is in the rural agriculture district.

- The plan was accepted by the planning commission.
- John Madden was present to represent the plan. Mr. Madden noted that the property is on the south side of Fairlane. Mary Cave owns the land. This is existing lot #2; 10 acres was left to a daughter; this would be settling the estate. There is no intent to build at this time. No soil testing was done. Perks and

- probes checked out ok on the 26 acres of existing lot #2. A Form B Waiver has been submitted.
- DCPC referenced comments, including the recommendation for the granting of a preliminary plan waiver. Mr. Jones recommended adding statements to plans to help clarify. He also asked that the applicant, “Mrs. Cave’s successor” be added to the plan.
 - David Smith referenced his zoning comments, including side yard set backs.
 - Mr. Phillips referenced his preliminary comments, including waiver requests. Mr. Phillips would like to see the actual subdivision to make sure that there were no restrictions.
 - Mr. Madden questioned the need for DCCD approval. Mr. Jones and Mr. Smith did not recommend DCCD approval unless there would be earth moving.
 - The road running through the property was a topic of discussion; the original deed of 1939 will need to be looked at.
 - Brian McFeaters, SEO, will need to receive a copy of the Form B.
 - Discussion on the possibility of future building was addressed by the board.
 - Mr. Phillips noted that according to the MPC, the 90 day time for consideration of a plan begins with the date of an official Board of Supervisors meeting or a Planning Commission meeting, whichever is first. The question still remains as to whether this is an official meeting since there is no quorum

UPDATES ON PLANS PREVIOUSLY ACCEPTED WERE LISTED ON AGENDA AND NOTED BY MR. CRAIG.

Kravets & Chronister Plan – Mr. Craig mentioned that the driveway cut-in was not according to plan. Mr. Smith is aware of this and has already informed the applicant and the consultant that this driveway must be put back to its original condition. The applicant has been given 15 days to comply after which PennDot will be contacted.

Harounzadeh & Christianson – an extension was granted until 8/23/06.

Fetrow Property – an extension was granted until 8/27/06. Form A of the sewer planning module was completed by the SEO. It was noted that this module should be attached to the rest of the planning module and forwarded to the Board of Supervisors.

Hilton Garden Inn – tabled until further notice at the request of the applicant

GVFC – nothing new submitted

Stanley Steigerwalt – nothing new has been submitted

OTHER BUSINESS

- The idea of changing the cut-off date for acceptance of applications was addressed. Mr. Phillips noted that larger subdivisions require more time so the 2 week cut-off isn’t enough. He noted that the ordinance reads a full engineering review must be done in this time. Mr. O’Neil noted that a change in the language

- of the ordinance would be helpful. Several recommendations for changes were addressed. Any proposed changes to ordinances need to be forwarded to DCPC.
- Mr. Craig read a letter of thanks for the many years of service that Rick Hoover provided the planning commission. All members of the commission will sign the letter and it will be forwarded to Mr. Hoover.
 - Mr. Craig mentioned that it is most likely that he will not make the July meeting.
 - Mr. Smith noted that the previously scheduled zoning hearing for the Funcks Exxon Plan was put on hold for review of the flood plain report. It is required that the report be forwarded to the engineer and FEMA for review. The hearing is scheduled to continue tomorrow.
 - Mr. O'Neil noted that he was surprised and disappointed with the removal of Tammie Myers (Benatec) as Township Engineer. He stated that he never had concerns with her abilities and felt that the planning commission should have been made aware of the intentions of the Board of Supervisors prior to any action.

Without further business, the meeting was adjourned at 8:22pm.

Respectfully submitted,

Danielle Gornik, Secretary

Cc: Chris O'Neil
Donna Lebo
Ed Twaddell
David Craig
Board of Supervisors
Charles Longreen
DCPC
Pickering, Corts & Summerson
Zoning Hearing Board
Light-Heigel & Associates