

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

26th of September 2006

David Craig (Chairman), Donna Lebo (Vice Chair), Chris O'Neil (Member),
Ed Twaddell (Member), Michael Kovach (Member)

Roger Phillips: Township Engineer
David Smith: Zoning Officer
Matthew Jones: Dauphin County Planning Commission

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

Approval of Minutes:

Discussion occurred regarding some spelling errors of various Commission Members. Mr. O'Neil indicated the motions he made with regards to rejection of plans (Grantville Holdings & Grantville Volunteer Fire Company) were to include: ". . . and approved by the Board of Supervisors."

Mr. Twaddell made a motion to approve the August's meeting minutes with the corrections being made as discussed. A second to the motion was made by Mr. Kovach. The motion passed unanimously, 5-0.

UNFINISHED BUSINESS

HAROUNZADEH & CHRISTIANSON

This plan expires on the 21st of November 2006

No one was present to represent the applicant; this item will be carried until further action is taken by the applicant. Some discussion was held regarding the plans deficiencies:

- ◇ Perk & Probe numbering
- ◇ Sewage Enforcement Officer (SEO) is requiring a planning module and is not accepting the "Form B Waiver."

STANLEY W. STEIGERWALT

This plan expires on the 25th of November 2006

Mr. Akens was present to represent the applicant.

The Chairman notified the applicant that plans are required to be submitted two (2) weeks in advance of the scheduled meeting.

(STEIGERWALT CONTINUED)

Discussion was held regarding correspondence between Mr. Akens, Mr. Smith & Mr. Phillips.

- ◇ “Post Card” was supplied by Mr. Akens and will be delivered to Mrs. Casey via Mr. Smith.
- ◇ Mr. Phillips indicated the following issues need to be addressed: Storm water control, erosion & sedimentation control (E&S), resource protection (i.e. trees). Mr. Phillips indicated that all of these items will be required for this land development plan.

Mr. Akens requested that since the plan is substantially complete, would the Planning Commission entertain acting on the plan. The consensus of the Commission is that all plans need to be complete prior to the Commission making a recommendation to the Board of Supervisors.

Subsequently, it was noted that in the driveway section (A-A) that a “filter fabric” barrier be added between the stone and the soil.

Mr. Twaddell brought up the erosion problem currently occurring on Lot Five (5). Mr. Akens indicated that he has not had any involvement with lot 5 since the land development plan was approved. He recommended that the Township contact the current land owner.

Mr. O’Neil made a motion to return the plan for corrections. A second to the motion was made by Donna Lebo. The motion passed unanimously, 5-0.

FETROW PROPERTY

This plan expires on the 25th of November 2006

No one was present to represent the applicant; this item will be carried until further action is taken by the applicant.

- ◇ Planning module is still an outstanding issue.

480 BOW CREEK ROAD

This plan expires on the _____ 2006

A presentation regarding the land development was presented by the applicant’s engineer. The engineer provided everyone with draft comments and indicated if any Planning

Commission Members have additional comments/concerns, he could incorporate them if they are provided to him by Friday.

Key issues:

- ◇ Egress issues “middle” exit/entrance (safety issue).
- ◇ Storm water easements (SALDO 613.6)
- ◇ Detail of retaining wall
- ◇ Total site storm water management (EHTSMO 201.6)
- ◇ Show inlet of “M’s” outlet.
- ◇ Front yard parking (zoning 211.12). Mr. Smith will communicate with the Zoning Hearing Board attorney and report back to the applicant and the Commission.
- ◇ Curb height (SALDO 610.7)
- ◇ Wetland buffer (SALDO 617.2)

There are three waiver requests:

- ◇ SALDO 608.9 Off street loading area to be surrounded by 15’ wide landscaping screen. Discussion was held and a request was made by the Commission to the designer to attempt to meet the spirit of the ordinance and then the Commission would consider a waiver.
- ◇ SALDO 610.7 Curb height. Discussion was held regarding the necessity of the 8” curb requirement. Much of the discussion centered on how to ensure that subsequent paving operations do not decrease the curb reveal any less than 6”. No action was taken at this time and would like to receive the formal waiver request form.
- ◇ SALDO 617.2 25’ Wetland Buffer. The designer described the portion of the building (the rear “north” half of the building) will be infringing upon the wetland buffer zone. Mrs. Lebo will contact the Township’s Council with regards to possibly setting a precedent by granting this waiver request. Mrs. Lebo will inform the rest of the Commission with regards to Councils reply.
- ◇ 613.2 Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This waiver has not been requested at present, however the Mr. Phillips indicated that it would go in tandem with 617.2.

GRANTVILLE VOLUNTEER FIRE COMPANY

This plan expires on the 28th of November 2006

No one was present to represent the applicant; this item will be carried until further action is taken by the applicant.

GRANTVILLE HILTON GARDEN INN

This plan expires on the 31st of December 2006

No one was present to represent the applicant; this item will be carried until further action is taken by the applicant. It had been requested by the applicant that no further action be taken by the Planning Commission until further notice. The Chairman requested if anyone has heard from the applicant as to whether or not we are to proceed with the applicant's submission. As no one has heard from the applicant, the Commission will not proceed with review of the submitted plan.

NEW BUSINESS

ORDINANCE 2006-05 MINIMUM NUMBER OF OFF-STREET PARKING FOR USES NOT SPECIFICALLY PROVIDED FOR.

Mr. Jones supplied the Commission with Dauphin County's comments in advanced. Mr. Jones noted that Dauphin County endorses the adoption of this proposed ordinance.

Mr. O'Neal questioned how the Zoning Officer would make his determination. Mr. Smith indicated that he would request that the applicant supply the Township with other examples from adjacent areas where the proposed use is utilized and how this would correlate to the proposed site.

Mr. O'Neal recommended that Ordinance 2006-05 Minimum number of Off-Street Parking for Uses Not Specifically Provided For be adopted by the Board of Supervisors. A second to the motion was made by Mr. Twaddell. The motion passed unanimously, 5-0.

UPDATES ON PLANS

MARY CAVE PLAN

It was noted in the agenda that this plan has been accepted for review by the Board of Supervisors at the 3rd of October meeting. An extension of time was granted until October 25th to allow the Board to take action.

REBECCA ROBERTS

It was noted in the agenda that the Board of Supervisors voted to reject this plan at the September 19th meeting.

Discussion was held with Ms. Roberts as to how she could get approval of her plan in the most expeditious manner. The Planning Commission advised Ms. Roberts that without

any plan to review, the Commission can not really provide any assistance at this point. The Commission did however indicate that the sooner a complete plan is provided that the sooner comments can be provided by the Commission.

ORDINANCE 2006-02: MAXIMUM PERMITTED HEIGHT FOR BUILDINGS IN THE INTERCHANGE COMMERCIAL ZONE

It was noted in the agenda that the Board of Supervisors approved this Ordinance at its 19th of September 2006 meeting.

OTHER BUSINESS

BYLAWS

Discussion was held with the following comments made:

- ◇ Article VI, Section 5: The word “unjustified” needs to be stricken
- ◇ Article VI, Section 7: The word “meeting” is misspelled
- ◇ Article VII, Section 1, b: The “T” needs to be replaced with “R”
- ◇ Article VII, Section 1, c: Strike the words “and bills”
- ◇ Article VII, Section 1,e: The word “unfinished” is misspelled

Mr. Kovach made a motion to adopt the bylaws with the noted corrections. A second to the motion was made by Donna Lebo. The motion passed unanimously, 5-0.

A CALL FOR NEW BUSINESS WAS MADE

Mr. Jones mentioned that he would ask his associate Director if he has any knowledge regarding the Lower Dauphin Area Regional Comprehensive Plan as adopted by East Hanover, Dauphin County.

Mr. Craig noted he pursued issues regarding conflicts of interest with the States Ethics Committee and noted that reviewing plans regarding properties that are adjacent to his after speaking against a zoning change was not a conflict of interest. This discussion was held with a Mr. Martin. He will endeavor to speak further with the Governor’s Center for Local Government as at the Seminar at Pottstown he perceived that there may be an actual conflict.

Mr. Craig also noted that he and Mr. Kovach attended the *Growing Greener* seminar and wanted to pursue having Dauphin County Conservation District attending one of our workshops to discuss *Growing Greener*.

ADJOURNMENT: Mr. Kovach made a motion to adjourn. A second was made by Mrs. Lebo