

**EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
PLANNING COMMISSION
8848 Jonestown Rd., Grantville, PA 17028**

DAVID CRAIG, CHAIRMAN
DONNA LEBO, VICE CHAIRMAN; CHRIS O'NEIL, MEMBER;
ED TWADDELL, MEMBER; MICHAEL KOVACH, MEMBER

Roger Phillips P.E., Engineer
Matthew Jones, Dauphin County Planning Commission
David Smith, Light-Heigel & Associates

**PLANNING COMMISSION AGENDA
Tuesday, October 24, 2006, 7:00 PM**

Call to Order

Approval of the Minutes – September 26, 2006

Plans to be discussed:

1. Harounzadeh & Christianson – (expires 11/21/06, 8/23/06, 5/25/06, 3/25/06, 12/25/05) 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. **The plan will need to be approved or rejected unless an extension of time is granted.**
2. Stanley W. Steigerwalt – (expires 11/25/06, 8/27/06, 5/29/06; accepted 2/28/06) This is a preliminary-final subdivision plan to subdivide proposed lot #6 from existing lot #1 owned by Stanley W. Steigerwalt. 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. **A revised plan has been submitted. The plan will need to be approved or rejected unless an extension of time is requested and granted.**
3. Fetrow Property – (expires 11/25/06, 8/27/06, 5/29/06; accepted 2/28/06) This is a final subdivision plan of property owned by LeRoy and Evelyn S. Fetrow of Dairy Lane, located in the RA zoning district. The proposed developer is Fishing Creek Valley Assoc. The purpose of this plan is to subdivide lot #1 as indicated on the preliminary-final subdivision plan for waste water treatment plant, 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 Associates, with no improvements proposed per this plan. **The Planning Module has been approved by DEP. The plan will need to be approved or rejected unless an extension of time is requested and granted.**

4. 480 Bow Creek Road; Mr. & Mrs. Ray Funck – This is a final land development plan. The purpose of this plan is to remove the existing store and construct a new store and 2 additional gas pumps. The project site currently contains a convenience store and 4 gas pumps. The proposal is to build a new larger store north of the present location to allow for the addition of 2 gas pumps in alignment with the existing pumps to remain. The new building will be 4700 square feet and will provide the same number of rest rooms as the existing facility.
5. Grantville Volunteer Fire Company – (expires 11/28/2006, 9/24/06, 6/26/06; accepted 3/28/06) 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. **The plan will need to be approved or rejected unless an extension of time is requested and granted.**
6. Grantville Hilton Garden Inn – (expires 12/31/2006, 9/28/2006, 6/30/2006, 3/17/2006) This is a preliminary-final land development plan for approximately 70 acres of land on the north side of I-81 at Bow Creek Road and Station Rd. It is in the Interchange Commercial Zoning district. The Inn will be served by public sewer and private water.

NEW PLANS

7. Evelyn Skinner – (12/28/2006) A Preliminary/Final Subdivision Plan of a 57.3 acre parcel of land situated on the north and south sides of Carlson Rd. about 1000 feet west of the intersection of S. Mill Rd. and Carlson Rd. The land on the north side of Carlson Rd. is currently improved with a frame dwelling and other improvements. This area is served by an existing on-lot septic system and on-lot well. The land on the south side of Carlson Rd. is improved with a frame barn. The purpose of the plan is to subdivide a 2.4 acre lot that is the entire area that is owned on the north side of Carlson Rd. and contain the dwelling and the on-lot septic and on-lot well. The parcel is zoned Rural/Agriculture.
8. Crakare – (01/08/2007) A Land Development Plan for a 7.34 Acre parcel located at 9709 Allentown Blvd, Grantville owned by Richard and Kathy Yingst. The parcel is zoned Highway Commercial. The purpose of the plan is to construct an 80 feet by 80 feet building addition to be used for a warehouse/storage.
9. Halbleib – (01/08/2007) A Final Minor Subdivision Plan for a 95.48 acre parcel located at Devonshire Heights Rd., west of Sand Beach Rd. The purpose of the plan is to subdivide a 1.30 acre lot from the parcel with no proposed new street. The site is currently improved with a mobile home. The property is owned by Kevin and Jill Halbleib.
10. Roberts – 01/08/2007 A Final Subdivision Plan of a 44 plus acre parcel of land located at 716 Laudermilch Rd. The purpose of the plan is to subdivide a 2.730

acre parcel of land. The property is zoned Rural/Agricultural and is owned by Rebecca Roberts

NEW BUSINESS

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

Recommended for approval to the Board of Supervisors. The Public Hearing will be held on November 21, 2006

Updates on plans:

Mary Cave – (expires 10/25/06; accepted 6/27/06) This is a preliminary-final subdivision plan for property located at the intersection of N. Fairlane Road and Rabbit lane, to the North of I-81. The purpose of this plan is to subdivide lot #3 from existing lot #2. Lot #3 will be used for agricultural use only. This property is in the RA district. **This plan was approved by the Board of Supervisors at it's October 3, 2006 meeting contingent upon signatures and notarizations, payment of Recreation (complete), payment of Reviewing Engineering fees (fees paid to date)**

Other Business

By-Laws

Adjournment