

**EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PA**

COMPREHENSIVE PLANNING MEETING #4 MINUTES

September 16, 2009 – 7:00PM TO 9:30 PM

IN ATTENDANCE:

East Hanover Township Planning Commission

David Craig (DC)	Chairman
Glen Moyer (GM)	Member
Mike Web (MW)	Member
Mike Kovach (MK)	Member
Nancy Sarcinello (NS), AICP	Community Planner
Leo R Scott (LS)	Community Planner

Members of the public present at the meeting.

Sterling Hupp (SH)
Keith Oellig (KO)

1. Opened meeting an Introductions:

- a. Due to low public turnout, the original intended Public Workshop and Focus Group format of the meeting was changed to roundtable discussion format.
- b. NS Began the meeting by presenting to the Commissioners and Public Attendees a brief overview of the comprehensive planning process, history and schedule of the EHT plan, and reasons and benefits of comprehensive planning.

2. Discussion of Focus Group Topics: Each of the following topics were presented to the meeting group. Discussion was as follows.

3. Open Space and Recreation

- a. KO brought up the topic of building a regional recreation center, partnering with adjoining municipalities to share in construction and provide revenue via dues and fees.
- b. Discussion around the table regarding included potential locations for a recreation center (centralized to population may mean that the best location

may not be in EHT), land purchasing, and consideration of partnering with the Hershey Trust, cost sharing possibilities with school districts

- c. NS, GM, and DC Discussed outdoor recreation facilities and PC indicated the current expansion to EHT Park for outdoor active recreation.
- d. DC and KO engaged in discussion of Boating along the Swatara Creek included an identification of potential protected lands to be used for a boat launch.
- e. Discussion of safety concerns regarding competition of uses on the horseshoe trail (portion of trail runs along Township roads). KO inquired if any pedestrian vehicle counts have been done to study this relationship.

4. Natural Resources / Areas

- a. KO indicated that there may be an additional 2 newly acquired Hershey Trust Properties in the southern portion of the township.
- b. KO indicated concern with pressures caused with expansion of Riparian Buffer zones.
- c. MK brought up discussion regarding possible woodland preservation restrictions on timbering in wooded areas DC responded that housing density in the areas of blue mountain is 1 acre, timbering may be regulated but the exact extent to which is unknown. MK added that this area would probably be the most significant area for protection to maintain the Township's character. DC suggested that these areas would be well served as Transfer Development Rights sending zones.

5. Land Use and Housing

- a. PC discussed and stressed a need for better definition of "Rural" regarding character and land use issues.
- b. SH indicated that he likes the current character of the Township and had concerns regarding development caused by the Hollywood Casino.
- c. PC asked the public members how the growth should be managed , the public members indicated that business growth be centered at the interchange areas (I-81) and Route 22, concerns regarding 22 traffic issues were brought up as well. KO brought up concerns regarding Shopping centers on route 22 were lack of desire for shopping centers in this area, lack of community services (police) to handle growth, does not see demand for large scale shopping centers.
- d. PC indicated that Big Box shopping centers may be a future element of development within the next 10 years and that development of intersection commercial locations should have access provided to surrounding neighborhoods through smaller feeder

roads. Commercial development in Headwaters (common in EHT) creates concerns regarding stormwater management and other infrastructure needs.

- e. PC stated concern that a 1 acre density for development may be unsustainable.
- f. PC stated concern that there is a need to control growth on routes 743 and 22. PC also recognized that most of the truck traffic in EHT is North/South traffic on 743.
- g. PC also discussed issue of farmland preservation and stressed use of Transfer Development Rights (TDR) techniques and Conservation Easements. KO indicated concern that the preservation of more ground may result in more fees to residents. DC responded that TDR techniques would help to offset these costs.
- h. KO indicated that the Township needs to identify and commit to an agricultural land preservation position.

6. Historic Areas

- a. DC indicated that the primary issue is lack of volunteer involvement in the preservation of historic locations.
- b. PC discussed the effectiveness of historic overlay districts and possible fairness issues with imposing architectural review and standards throughout EHT.
- c. PC identified weakness in historical preservation: only one property on national register.
- d. KO indicated that there may not be enough to preserve. GM responded that there are many properties that meet age requirements; MW added that these older buildings may lack architectural continuity in design.

7. Transportation

- a. Need to control development on 743 & 22
- b. MK indicated that improvements to bridges are needed.
- c. KO stated that Jug handle turns should be considered for high traffic areas. MW responded that the amount of land and traffic controls may not justify this technique.
- d. DC recalled the previous suggestion that parallel access roads along 22 may be a consideration.
- e. MK asked if New Roads constructed in appropriate places should be a consideration MW responded that subsequent costs to their construction may be constraint. MK responded that roads may be useful as a land use control tool. KO indicated that developers would most likely be interested in funding the construction of new roads if EHT has large enough tracts of land available for their pursuits.

- f. MW asked if township should consider preservation and engage in more public transportation efforts. KO suggested that light rail between Penn National Raceway and Hershey PA may be a good idea. LS indicated that COLT (busses) is currently providing service to the Casino. MW stated that bus transportation would be more likely to come before light rail.

8. Community Facilities / Utilities

- a. KO and PC agreed that the present location of EHT post office is in an inconvenient and dangerous location. Discussed funding possibilities for moving the PO and the likelihood of the move (possibly after 5 years). KO indicated that the Post Office must be profitable with increased activity generated from Penn National.
- b. Move of the fire department to Rte 22 and Hill Drive will be next year. This project is slated for grant funding.
- c. Libraries were discussed. Expansions of the Dauphin County library and municipal funding support of this library were confirmed. Both residents and PC members also discussed that a local public library may not be needed with internet, bookmobile, and school opportunities available.
- d. Solid waste and recycling. It was indicated that the township contracts a hauler for waste and recycling curbside pickup. Recycling is free of charge.
- e. Water supply, LS indicated that an aquifer study is currently going on. KO stated that EHT water supply is of good quality and a local public water supply would be an item to be considered. Also concerns about supply were brought up regarding casino development in the township.
- f. Sewer. MW indicated that one of the benefits of On-lot systems would be recharge to the aquifer. A concern about public sewers is the transfer of groundwater to surface discharge and loss of recharge opportunity.
- g. Storm Drainage. MW indicated that concerns of flooding are ever present regarding stormwater management. MK indicated that inflow and infiltration of the sanitary sewer system may also be a concern.
- h. Power. MK stated that there are frequent power interruptions after storms in the area. EHT may be on the western end of the Berks county power grid. Developers should be responsible for sustainability of the power system. MW added that new developments may be required to provide underground service.
- i. Telecommunications. It was confirmed that high-speed internet is present in the township.

9. Final Comments

- a. No final comments were offered by PC and Public Members.

10. Action Items (Identified in Meeting Notes)

- a.** LTL will contact Hershey Trust and facilitate dialogue regarding the comprehensive plan.
- b.** Provide NS improved information on existing and improving EHT park recreation facilities.
- c.** LTL will investigate possible new Hershey Trust Properties (obtain new parcel shapefiles from Dauphin County GIS)
- d.** Consultants will investigate woodland preservation/forestry restrictions –status in EHT Ordinances.
- e.** Consultants will provide working definition of “rural” for PC consideration
- f.** Consultants will research working description of archeological locations analysis.