

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

July 28, 2009

Members Present: David Craig, Chairman;
Michael Webb, Vice Chairman; Glenn Moyer, Member,
Members Absent: Michael Kovach, Member

Also Present: Norman Ulrich, Township Engineer;
David Smith, Township Zoning Officer
Dawn Eppinger, Administrative Assistant to the Planning Commission
Absent: Scott Wyland, Hawke, McKeon & Sniscak, Township Solicitor
Karen Green, Dauphin County Planning Commission

This meeting was audio taped. The tapes are strictly for the use of the Administrative Assistant for clarification during preparation of the minutes.

The meeting was called to order by Chairman Craig at 7:02 p.m.

APPROVAL OF MINUTES

- **Mr. Moyer made a motion to recommend approval of the meeting minutes of June 23, 2009. The motion was seconded by Mr. Webb. Being no further discussion, the motion was approved 3 in favor, 0 opposed.**

By consensus of the Commission, they moved to the last item on the agenda, Other Business, Item C:

OTHER BUSINESS

- C. Mr. Brian Reisinger of Herbert, Rowland & Grubic – re: property located at 9493 Allentown Boulevard.
- Mr. Reisinger introduced himself as the representative for Mr. David Koppenhaver, who was also present. Mr. Koppenhaver is the President of Koppys Propane, Inc., and the client who is potentially interested in the property.
 - He noted the property is the former weigh station. It was noted the lot is approximately 7.53 acres.
 - Mr. Koppenhaver introduced himself, noting his family has been in the propane business for 65 years. He added they are proposing to put storage tanks on the land so they can fill the trucks to make deliveries to homes, industries, restaurants, laundromats in the area, also noting has increased clientele in the

area. One of the draws of the lot was the pond in the back in the event it would ever be needed.

- He noted they are looking for direction of where to turn; i.e., the Zoning Officers, the Township Supervisors to get approval from the Township.
- He added they would like to put two 30,000 tanks, filled by the tractor-trailers and go out and fill the smaller trucks to make the deliveries but that the property is currently zoning Highway Commercial
- There was discussion regarding the proposed use. Mr. Reisinger noted they were here to inquire how the Commission would like them to proceed.
- There was discussion regarding permitted use.
- Mr. Reisinger noted Mr. Koppenhaver found the property, has an option to buy and feels it would work well for the use. It is not listed as a permitted use, so that is why they came in to get the opinion of the Commission and professionals.
- Mr. Smith read from the Zoning Ordinance, Section 220.2.6a, Industrial Zone, permitted uses.
- Mr. Smith noted they could not proceed under the “uses not provided for” because the use is provided for in the Industrial Zone. They would be required to request a variance of the use on the site.
- There was discussion regarding going to the Zoning Hearing Board regarding the use and having a zoning district for the use within the Township.
- Mr. Webb noted the comprehensive plan is being redone, which will translate into re-looking at the zoning at that point, but will be at least a year down the road.
- Chairman Craig noted if something requires Zoning Hearing Board approval, there is not a lot for the Commission to say with regards to what is being proposed. He thanked them for coming forth and apprising the Commission with their intentions and situation, noting it helps them.
- There was discussion from Mr. Smith regarding the Zoning Hearing Board procedures.
- There was discussion regarding the permitted use for the zoning in an Industrial Zoning. Mr. Smith read from the Zoning Ordinance and noted it would be a permitted use and would not be permitted by conditional or special exception.
- There was discussion regarding a property in the Township with a small pond on it in the Industrial Zone.
- There was discussion regarding the Ollie’s property being in the Industrial Zone with a sign out front indicating it is either for sale or lease.
- Mr. Koppenhaver thanked the Commission and the professionals for their time.

PLANS TO BE DISCUSSED

1. Reichelderfer (expires 10/16/2009). This is a final subdivision plan at 665 Lauder Milch Road/644 Shady Lane for an annexation.
 - Chairman Craig noted no revisions have been submitted at this time.
 - Mr. Ulrich noted the Board of Supervisors approved their waiver for the additional right-of-way and added they must come back to the Planning Commission for a final recommendation.

- He also noted it is his understanding the Reichelderfers are planting streets trees and putting monuments in. There was further discussion regarding the trees being planted as opposed to what species were on the plan.
 - After further discussion, Mr. Ulrich noted the applicant would need to come back to the Planning Commission for approval.
 - Because no action was needed, the item was carried to the next meeting.
2. Halbleib (expires 10/31/09) – This is a land development plan located at 8685 Devonshire Heights Road in Hummelstown. No representatives for the plan were present.
 - Chairman Craig noted the new expiration date and noted Mr. Ulrich has been keeping the Commission apprised of updates.
 - Because no action was needed, the item was carried to the next meeting.
 3. Shutt (expires 10/04/09) – this is a final two-lot subdivision plan at 484 Manada Gap Road.
 - Chairman Craig noted no revisions were submitted for the plan, and requires no action. He noted this item will be carried on the agenda until the next meeting.

OTHER BUSINESS

1. Hilton Garden Inn Sewage Planning Module – Component 4A
 - Chairman Craig noted no additional information has been received.
 - Mr. Ulrich noted the biggest outstanding issue was the alternatives analysis had not been thorough and whether it could be serviced by gravity.
2. Zoning – there are significant pieces of property for Penn National on the Zoning map made up of several parcels – are they consolidated?
 - Mr. Smith presented the plan from Penn National land development plan for the gaming with the signatures.
 - He noted it shows Penn National's property as one entire tract. He does not know if it was established as a component of the plan and he named the various parcel numbers, adding the various parcels were consolidated into one tract.
 - There was discussion regarding it being a component of the land development plan, and that one tract was created, while it still is shown on the tax mapping as separate tracts that is tax mapping.
3. Lot Consolidation Question
 - Mr. Smith noted he received a call from an attorney on behalf of the property owner who 4 lots of land and would like to consolidate them.
 - He noted they are existing one-third of an acre equal tracts. They have their own separate deed, and what the attorney would like to do is combine them together to make one lot. On the one lot, there is a house and the other three are vacant. They want to add an addition but encroach on the setback of one of the other lots.

- Mr. Smith noted the attorney wanted to know if he had to go through land development or could he just have a deed drawn up that consolidates the four lots. He noted he feels he could just combine the four lots together to make one tract of land and will verify this with the Township Solicitor for his opinion.
- There was further discussion. It was noted this would be different than an annexation. It was also noted the three remaining lots are empty and are being combined with the fourth lot.

ADJOURNMENT

Mr. Webb made a motion to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc: Board of Supervisors
Marie Beaudet
Keith Espenshade
Dave Marshall
Tom Shutt
John Nelligan
Scott Wyland, Township Solicitor
Norman Ulrich, Township Engineer
David Smith, Township Zoning Officer
Deborah Casey, Secretary-Treasurer
Karen Green, Dauphin County Planning Commission
Zoning Hearing Board

Planning Commission
David Craig
Glenn Moyer
Mike Kovach
Mike Webb