

**EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY, PA**

**COMPREHENSIVE PLANNING MEETING #7 SUMMARY**

November 18, 2009 – 7:00PM TO 9:30 PM

**IN ATTENDANCE:**

**East Hanover Township Planning Commission**

David Craig (DC)	Chairman
Glen Moyer (GM)	Member
Mike Webb (MW)	Member
Nanci Sarcinello (NS), AICP	Community Planner
Leo R Scott (LS)	Community Planner

**Members of the public present at the meeting.**

Keith Olleg- Resident -(KO)  
Dan Cassella - Property Owner-(DAC)  
Bow Mangan - Real Estate Rep for Dan Cassella-(BM)  
Lea Rowand - Environmental Planner - Dauphin County Planning Commission-(LR)  
Michael Gordon - Property Owner (Property adjacent to Route 22 Surrounding Caren Drive-(MG)

**MEETING SUMMARY**

1. INTRODUCTIONS - Moderated by DC
2. REVIEW MEETING #6 MINUTES
  - a. DC - commented on the following
    - i. Request that the consultants look deeper into the status of the Hershey Intermodal Center Project
    - ii. Inquired from the consultants what the status was on contacting the potential Route 743 stakeholders.
      1. LS indicated that the BOS was currently in the process of contacting Hershey, Penn National, and other stakeholders to offer an invitation to provide input in the CP process. At this time no response has been forthcoming.
3. DISCUSSION OF THE CASSELLA PROPERTY
  - a. A handout was provided to the PC indicating property potential, location, and benefits to rezoning
  - b. Property is 39 acres located on north side of Mountain Rd across from Casino
  - b. BM Stated the following
    - i. Her company has been marketing the land for quite some time
    - ii. At this time there has been no progression towards sale of the land

- iii. Per discussion with the Township Zoning Officer she and Mr Cassella have been advised that at this point in the planning process would be the best time to state their situation to the PC
  - iv. Interest from developers diminished when it is found that the property is currently zoned Commercial Recreation
  - v. Current zoning reduces the land's development potential
  - vi. It would be a benefit to the township if the land was sold and developed as Mixed Use (commercial and medium/high density residential)
  - c. DAC stated the following
    - i. It may be a benefit to transportation and traffic
    - ii. The properties could serve potentially as residences for Penn National Employees
    - iii. Expecting potential job growth at Penn National with state approval for Table Games
    - iv. His understanding of Rezoning would be a long term process
  - d. DC stated the following
    - i. Comprehensive Planning is similar to a master planning in that the township is looking for ways to organize future land development, this process could potentially lead to changes in EHT Zoning
    - ii. Regarding the handout - Tax Revenue from commercial to residential zoning would decrease and costs associated with residential would increase
  - e. MW stated the following
    - i. Commercial Recreation - the available land uses may be sufficient for the sale
    - ii. There would be difficulty with providing infrastructure to the property - primarily water, sewer and transportation (distance and capacity) - KO concurred that capacity is a large issue
    - iii. Penn DOT would require improvements due to increased volume of residential traffic
  - f. BM offered to provide any further information regarding that would be useful to the PC. DC directed her to provide any additional information to Dawn Eppinger.
  - g. Later in the meeting the potential for using Transfer of Development Rights (TDR) may be a potential benefit for Mr. Cassella
4. REVIEW DRAFT TRANSPORTATION PLAN CHAPTER
- a. PC indicated that at the October 28th CP workshop, redline corrections were added to the draft chapter the comments would be provided to the consultants via email.
  - b. MW indicated that the PC requests that Implementation Strategies be combined with the existing issue discussions in all chapters of the CP. The PC recognizes that some of the implementation strategies will be repetitive but each issue in the CP should be addressed directly for ease of reviewing specific problem/solutions.
5. REVIEW DRAFT FUTURE LAND USE (FLU) MAP
- a. LS provided the attendees with copies of the draft FLU map.
  - b. The consultants presented each FLU Category indicated in the legend.

- c. The following Comments were Provided
  - i. PC members indicted several corrections should be made to the FLU map - (see Section 6)
  - ii. PC - Need to Reclassify Privately Owned, Non Profit Recreation Properties
    - 1. Tall Cedars Property should be changed to low density residential / agricultural
  - iii. NS to PC - Should the map indicate natural resource areas (specifically floodplains, wetlands, and stream buffer areas) as greenways
    - 1. DC indicated that the improvement of water quality is a primary goal and that this is a good consideration
    - 2. MG - Indicated that his property contains a pond/lake that he would potentially allow public access for walking trails.
      - a. Stated interest in age restricted type of redevelopment of the northern half of the property, currently zoned Rural Agriculture
      - b. Interested in the potential of switching zoning
    - 3. LS indicated that on the next FLU map the natural resource areas will be included for PC consideration - the current draft is intended to show potential use only.
  - iv. KO - concerns about properties east of Firehouse Rd. that have been designated as Conservation/Open Space. This would be a potential problem for existing land uses (commercial and light industrial) fronting on Firehouse Road.
  - v. NS – these properties would become non-conforming uses
  - v. BM and DAC - Mr. Cassella's property has been down-zoned by the current FLU map, which shows the property as Conservation.
    - 1. PC indicated that
      - a. Conservation would allow for limited residential
      - b. NS questioned whether the intent of the Conservation classification is to allow residential or to include only conservation/open space use. PC needs to be clear in their intent of the term Conservation.
      - c. This property may be best served as a sending location for TDR - potentially improving the value of the land.
      - d. DC and LR indicated that study of the State of Maryland TDR policies is essential to the CP process
      - e. NS added that municipalities in Chester and Lancaster counties in PA also have successful TDR policies that should be considered as models
      - f. KO indicated that use of TDRs can offer equal treatment for land owners throughout EHT
      - g. MW - there might be better potential for carbon budget and carbon credit sales from keeping the property in conservation/open space
      - h. It is the PC's goal to reduce the negative effects of development (I.e. Drainage and flooding issues, traffic)

- vi. DC to NS - inquired if the township is meeting fair share requirements for land use
  - 1. NS and LR responded that in their opinion it appears that the current land use categories will provide for fair share.
  - 2. This is a question for the township solicitor.
  - 3. LR indicated that fair share requirements primarily pertain to housing
- vii. PC indicated to LS that the Potential High Intensity Development lands located in the southeast of the township should be considered commercial/industrial and include office parks
  - 1. LR Concurred with this request
- viii. DC and KO indicated concerns about increasing residential development due to schooling infrastructure restrictions.

6. DISCUSS NEXT STEPS AND ACTION ITEMS

- a. Map Corrections to be Provided to the PC
  - i. Indicate Potential Park& Ride Location on FLU
  - ii. Revert Commercial and Light Industrial land uses along Firehouse Road, north of I-81 from Conservation / Open Space
  - iii. Update Municipal/Institutional Category (Municipal Building, School, Old Sewer Plant Property)
  - iv. Provide Better Definition of colors for easier map reading
  - v. Provide better definition of High Intensity Development Area
- b. Consultants tasked with providing additional sections of the plan drafts to PC for final review and comment
- c. Consultants to provide paragraph descriptions of FLU categories
- d. LS indicated the upcoming Public Workshop
  - i. PC Tasked Consultants with providing a Web Ready Copy of the FLU map for distribution on the township website.