

**EAST HANOVER TOWNSHIP  
DAUPHIN COUNTY, PA**

**COMPREHENSIVE PLANNING MEETING #8 SUMMARY**

December 16, 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

**Consultants**

Nanci Sarcinello (NS), AICP	Community Planner
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**Members of the public present at the meeting.**

Keith Olleg- Resident -(KO)

Lea Rowand - Environmental Planner - Dauphin County Planning Commission-(LR)

**MEETING SUMMARY**

1. OPEN MEETING
2. REVIEW MEETING #7 MINUTES
  - a. No comments
3. REVIEW 2<sup>nd</sup> DRAFT of TRANSPORTATION PLAN (DATED 11-25-09)
  - a. DC requests past years traffic counts to compare with most recent counts (2007) to assess change in traffic volume.
  - b. LS/NS to obtain year 2000 AADT traffic volume data from PennDOT.
  - c. DC – are we going to include the list of roadway functional classifications prepared by Charlie Longreen.
  - d. NS – the comprehensive plan will recommend that the current functional classification scheme be re-evaluated, but it will not include the list of specific roads. The actual list of roads by functional classification would be examined by the township during the zoning ordinance amendment process.
  - e. NS – the Transportation Plan will be revised once more to include PennDOT year 2000 traffic count data as well as additional bridge projects that are candidates for county grants.
4. REVIEW DRAFT FUTURE LAND USE MAP AND DESCRIPTIONS
  - a. In reference to questions emailed by LS on 12/7/09:
    - i. Question #1 – MW - Hatched area on western half of the Large Scale Commercial property bumps up against the Village area. Want to change to a lower density area that would serve as a transition from Large Scale Commercial to Village. Bow Cree kto serve as the dividing line.

- ii. NS – options are to change to Agricultural/Low Density Residential or to Medium Density Residential, or Medium Density along road frontage and Ag/Low density in the back portion of the property.
  - iii. MW – Check Act537 planned sewer to see if this area will have sewer capacity to support Medium Density Residential.
  - iv. Question #2 – MW - area on the eastern side of 743: extend Large Scale Commercial to this area in order to compensate for removal of Large Scale Commercial as just discussed.
- b. US Military Land: DC – all members agree to change to Conservation/Open Space in case the military reservation is ever closed or reduced in size.
- c. State Gamelands: DC – all members agree to change to Conservation/Open Space in case the gamelands are ever sold or reduced in size.
- d. Conservation/Open Space –
  - i. Will be revised to include US Military Land and State Gamelands.
  - ii. DC, MW, GM - identify as a TDR sending area.
  - iii. MW – Do not include conservation subdivision design as an option – prefer not to cluster homes in the Conservation area.
- e. Park/Recreation –
  - i. DC - add a park near Englewood development on PA 743 as noted on draft map.
  - ii. DC, MW, GM - Make Tall Cedars a park (it has an enclosed pavilion).
  - iii. DC, MW, GM -Add ballfield and park on Firehouse Road adjacent to Mixed Use area to Park/Recreation.
- f. Hershey Trust –MW - LS to continue to follow-up with Mr. Nelligan and/or Mr. Esplanshade to find out what Hershey Trust’s long term goal is for these properties.
- g. Commercial Recreation – Ok as is. No further revisions to map.
- h. Small Scale Commercial –
  - i. MW, DC, GM - Add properties on north side of US22 at the US22/743 intersection extending north to Jonestown Road, east to Firehouse Road, and west to Municipal/Institutional parcels as noted on draft map. Also include parcels south of US22 adjacent to cluster development as noted on draft map.
  - ii. DC – Check future land use plans of adjoining municipalities, especially Lebanon County from 443 south, to see what is planned.
  - iii. DC - Expand commercial area around Sand Beach Road/US22 intersection based on Act537 Plan and topo.
  - iv. MW - Redefine small scale commercial to include on neighborhood scale uses, such as deli, and to differentiate from the Large Scale Commercial.
- i. Large Scale Commercial – revise as noted above in section 4.a.
- j. Commercial/Office Park –
  - i. Map is ok as is.
  - ii. NS - “Supporting commercial establishments” is intended to mean small shops that provide goods and services to office workers such as a café, deli, dry cleaner.

- k. Light Industrial – MW - Current zoning ordinance includes light and heavy industrial in the Industrial zone. This will remain the same. The map is ok as is – no further revisions.
- l. Mixed-Use - DC, MW, GM –
  - i. expand to the west as noted on draft map.
  - ii. Remove area north of US22 at US22/743 intersection as noted on draft map.
- m. Agricultural/Low Density Residential –
  - i. DC- need to define Conservation Subdivision Design.
  - ii. MW- identify as a TDR Sending Area

5. NEXT STEPS AND ACTION ITEMS

- a. Consultants to obtain year 2000 traffic counts from PennDOT.
- b. Consultants to follow-up with Mr. Nelligan and/or Mr. Esplandade regarding Hershey Trust properties
- c. Consultants to revise Transportation Plan map and text to include new bridge projects and 2000 traffic counts.
- d. Consultants to revise Future Land Use Map
- b. Consultants to provide PC with revised Demographics, Natural Resources, and Historic Resources Plans.
- c. Consultants to begin preparation of Draft Land Use Plan including discussion of future land use, conservation subdivision development, and TDR.
- d. PC to review and provide comments on the draft Housing Plan.