

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

May 25, 2010

Members Present: David Craig, Michael Webb, Marie Beaudet,
Glenn Moyer and Michael Kovach

Also Present:

Norman Ulrich, Engineer; David Smith, Zoning Officer
Dawn Eppinger, Administrative Assistant
Absent: Scott Wyland, Township Solicitor
Leah Rowand, 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 7:04 p.m.

APPROVAL OF MINUTES

- It was noted the March meeting minutes were not approved at the April meeting because there was no quorum.
- **Mr. Kovach made a motion to recommend approval of the meeting minutes of March 23, 2010. Ms. Beaudet seconded the motion. Being no further discussion, the motion was approved, 3 in favor 0 opposed, 2 abstentions, Mr. Webb and Mr. Moyer citing absence.**
- Chairman Craig asked for a motion for the April minutes.
- **Mr. Moyer made a motion to recommend approval of the meeting minutes of April 27, 2010. Chairman Craig seconded the motion. Being no further discussion, the motion was approved, 4 in favor, 0 opposed, 1 abstention, Mr. Kovach citing absence.**

REORGANIZATION

Because Chairman Craig was stepping down from the Planning Commission, there was discussion regarding when they would do their reorganization. By consensus, they chose the beginning of the meeting. Chairman Craig opened the floor to nominations. Chairman - **Mr. Kovach nominated Mr. Webb for Chair. Mr. Moyer nominated Ms. Beaudet for Chair. Mr. Kovach and Mr. Webb voted for Mr. Webb. Mr. Moyer and Ms. Beaudet voted for Ms. Beaudet.** After some discussion, it was decided Mr. Craig would also vote. **Mr. Kovach and Mr. Webb voted for Mr. Webb. Mr. Myer, Ms. Beaudet and Mr. Craig voted for Ms. Beaudet.**

Vice Chairman – After discussion, Mr. Webb agreed to remain as Vice Chairman.

Chairman Beaudet acknowledged Mr. Craig's service to the Township and the Community.

PLANS TO BE DISCUSSED

1. Shirk Subdivision Plan (expires 08/03/10) – This is a seven-lot subdivision plan located at 113 North Crawford Road, Grantville
 - Chairwoman Beaudet noted there were two representatives for the applicant and asked they identify themselves.
 - James Smith, Project Manager and David Morgan, Owner of Fischbach Morgan were present, along with the applicant Mr. Ed Shirk
 - Mr. Shirk acknowledged the comments from LTL, but noted he would like the Township to take action on the waivers so they know how to proceed with the waivers.
 - He noted he will meet with Mr. Ulrich to be able to submit a clean plan. He noted there are 13 waivers with details and justification
 - There was discussion regarding the proper procedure for submitting waivers.
 - There was a suggestion from Mr. Ulrich to discuss the waivers to get feedback from the Planning Commission so they would know how to proceed
 - Section 304.J.2 - infiltration design - there are steep slopes, constrains with wetlands; it is mostly on lot 5; there was discussion regarding moving the lines on the lot.
 - It was discussed they will revisit the lot line and will meet with Mr. Ulrich
 - Section 304.J.7 - He noted the infiltration is being provided in the basin and they would like to keep it in one basin.
 - Mr. Ulrich noted he would not have a big issue with this. He thinks it is good to try to do this in this particular case.
 - There was discussion regarding performing infiltration rates.
 - Mr. Morgan noted they have a unique topography.
 - There was further discussion
 - Section 307.F - reinforced concrete pipe - it was noted PennDot acknowledges plastic pipe is acceptable.
 - Mr. Ulrich noted they do permit it under certain circumstances, this being one of those cases. This was discussed with Mr. Smith. He still insists on the outfall pipe for the basin remaining concrete.
 - Section 308A - 2 detention and retention basins - he noted they was like the first waiver and they will address it.
 - Section 402.3.4 - existing features - he noted he spoke with Mr. Ulrich and the suggested items were identified. There were other items he did not feel were necessary. Mr. Ulrich noted he was comfortable with this

- Section 601.1 - site analysis - There was discussion with Mr. Ulrich and he noted the intersection is confirmed to be across from West Caren. There was discussion regarding how they manipulating the road and he does not see how they could have done a lot to this road.
- Section 601.2 - preservation of natural features - there was discussion they tried to avoid the wetlands and they've spoken with Mr. Ulrich.
- There was discussion noting they would need a general permit from DEP and they are proceeding with this.
- There will be 2,250 square feet of impact of wetlands.
- Mr. Jim Smith noted the wetlands closer to the stream are a better quality wetland.
- There was discussion noting the area of disturbance is not considered to be high quality. There was further discussion. It was noted they may end up with more wetlands when they are done than what they started out with.
- Mr. Ulrich noted he would suggest creating a berm for the basin for outfall and intake.
- It was noted the best places to do things are in storm water areas for plantings.
- Mr. Ulrich noted the basin is already flat-bottomed.
- Minimum cart way - they noted there is a minimal traffic and it will require utility pole location which they would like to avoid.
- There was discussion noting they will have to provide proper site distance.
- Sidewalks - it was noted room will set aside for future dedication
- There was discussion regarding dedication of the streets and the widths.
- Section 610.1 - Curbing - this was previously discussed
- Section 611.4.3 - they noted deed restriction will be on any lots except for lots 4 and 5; if 4 and 5 are subdivided in the future, they would have to meet the criteria of the current ordinance
- Landscaping - identification of trees - they would like to not have to identify trees beyond the scope of disturbance
- Steep Slope Conservation - there are two lots that are not in compliance, 2 and 3, they are disturbance 2,500 square feet.
- Mr. Ulrich noted the prohibitive steep slopes all occur in those lots. There is no way to access either lots without hitting the prohibitive steep slopes. He noted they will take the roof leaders and take them to the back of the property.
- There was discussion regarding the discharges going to the rear which will be shown on the plan.
- The slopes are mowable; they went from 2 to 1 to 3 to 1.
- Mr. Smith noted there is an additional waiver that was not part of the submission which is site distance for North Crawford Road which is a non-posted road, which means it is 55 miles per hour.
- It was noted it is a collector road and it is 55 miles per hour.
- There was discussion regarding what was done on Devonshire Heights Road. It was noted a speed study would have to be performed and they would have to

- pay for the signs. It was noted there would be no other way around it.
 - There was additional discussion regarding the speed study and the speed of the road.
 - It was noted the waivers will be cleaned up and acted upon at a future meeting.
 - It was noted they will meet with Mr. Ulrich to get his direction on some of the issues.
3. Devonshire Heights Road (expires 8/23/10) – This is a one-lot subdivision plan located at 8685 Devonshire Heights Road, Hummelstown
- Mr. David Bitner introduced himself as a representative for the applicant .
 - Ms. Beaudet asked Mr. Smith regarding the way the sewer grade was running. There was discussion regarding Mr. Smith overseeing the installation. He noted this is a step on the subdivision process. He explained when they come for the permitting, the applicant will have to show the design.
 - Mr. Bitner noted there is a floating easement for the sewer design.
 - There was a brief discussion regarding design and noted there are limitations with slopes.
 - It was noted a different engineer will do the design for the septic system and DEP has approved the planning module.
 - Mr. Bitner noted he is in receipt of Mr. Ulrich’s letter of May 18 and there really is one issue, which is a minor typo and the rest are waivers and confirmations. He noted there are waivers and asked for them to be asked upon.
 - Ms. Beaudet asked the Commission if the waivers were reviewed and if there were any problems and asked for recommendations for the waivers.
 - After discussion it was decided they would go through the waivers and have the discussion first.
 - Mr. Craig asked about the setback for the sidewalks for the future. Mr. Bitner noted the right-of-way will be widened and there will be extra space.
 - Section 402.3.1., Existing Contours
 - **Mr. Craig made a motion to recommend approval to the Board of Supervisors with regard to Section 402.3.1, Existing Contours. Mr. Kovach seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**
 - Section 402.3.4, Existing Features
 - **Mr. Kovach made a motion to recommend approval to the Board of Supervisors with regard to Section 402.3.4, Existing Features. Mr. Webb seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**
 - Section 402.4.15, Drainage Plan (deferral of storm water requirements)
 - There was discussion regarding putting a plan a note on the plan for deferral
 - **Mr. Craig made a motion to recommend approval to the Board of Supervisors with regard to Section 402.4.15, Drainage Plan. Mr. Webb**

seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.

- Section 609.1 – Sidewalks
- **Mr. Kovach made a motion to recommend approval to the Board of Supervisors with regard to Section 609.1, Sidewalks. Mr. Craig seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**
- Section 610.1 – Curbs
- **Mr. Craig made a motion to recommend approval to the Board of Supervisors with regard to Section 610.1, Curbs. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**
- Ms. Beaudet asked for if there were any questions for the plan and asked for a motion on the plan
- **Mr. Kovach made a motion to recommend approval to the Board of Supervisors conditional approval based on LTL's letter of May 18, 2010. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved 5 in favor, 0 opposed.**

NEW BUSINESS

1. David Craig
 - He thanked the Commission for working with him.
 - Mr. Kovach thanked Mr. Craig for his service
2. Comprehensive Plan
 - Mr. Webb noted it is on hold and asked when it would be done.
 - Ms. Beaudet noted the 537 plan is finished and will be presented; they wanted to complete this first.
 - There was discussion regarding time lines of the comprehensive plan.

ADJOURNMENT

Mr. Craig made a motion to adjourn the meeting at 8:45 p.m. Mr. Moyer seconded the motion.

Respectfully submitted,

Transcribed by Dawn E. Eppinger

ITEMS TO BE WATCHED

1. Hilton Garden Inn Sewage Planning Module – Component 4A
 - No revisions have been submitted. Preliminary Plan approval was approved by the Board of Supervisors on March 17, 2009.

2. SALDO Revisions, Long Term
 - Discussion on the SALDO revisions have been temporarily put on hold until the Zoning Ordinance Immediate revisions have been completed.

Cc:	Board of Supervisors	Planning Commission
	Keith Espenshade	David Craig
	John Nelligan	Mike Webb
	Dave Marshall	Mike Kovach
	Tom Shutt	Glenn Moyer
	George Rish	Marie Beaudet
	Deb Casey, Secretary-Treasurer	Scott Wyland, Township Solicitor
	David Smith, Township Zoning Officer	Norm Ulrich, Township Engineer
	Zoning Hearing Board	
	Leah Rowand, Dauphin County Planning Commission	