

DRAFT – SUBJECT TO CHANGES

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

July 27, 2010

Members Present: Marie Beaudet, Michael Webb, Glenn Moyer
Absent: Michael Kovach

Also Present:

Dawn Eppinger, Administrative Assistant
Norman Ulrich, Engineer; David Smith, Zoning Officer
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 Chairwoman Beaudet at 7:03 p.m.

APPROVAL OF MINUTES

- **Mr. Webb made a motion to recommend approval of the meeting minutes of June 22, 2010. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved, 3 in favor, 0 opposed.**

PLANS TO BE DISCUSSED

1. Shirk Subdivision Plan (expires 09/20/10) – This is a seven-lot subdivision plan located at 113 North Crawford Road, Grantville. Revisions were received on Tuesday, July 6, 2010. No representatives will be available for discussion.
- Chairman Beaudet noted there are no representatives and nothing to discuss. She suggested moving on to the next agenda item.
 - Mr. Webb noted his only question was regarding the outstanding waivers and if they would be discussed.
 - There was discussion regarding the reason the representatives were not present was because Mr. Ulrich received a call from Mr. Smith and noted there are still technical issues they are continuing to work on. The pits for the storm water testing have been dug but are not done because of the rain.
 - There was discussion regarding the timeline for the grant of extension of time.
 - It was determined that the waivers will be voted upon when everything is taken care of.

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2. Hershey Trust/Halbleib Annexation (expires 9/19/10) – This is an annexation plan located on Devonshire Heights Road.
 - Chairwoman Beaudet noted Mr. Craig Raynor was the representative present for the plan. She also added she would have no problem recommending a conditional approval based on the items being taken care of in LTL's letter.
 - Mr. Moyer agreed with Ms. Beaudet. She added this is just a land swap.
 - There was discussion regarding a clean submission of a plan and a conditional approval.
 - There was discussion regarding the submission of waivers. Mr. Raynor noted there would be an additional waiver, Section 402.5.8, Wetland Study.
 - There was discussion noting when a land development takes place for the Hershey plan, the riparian buffer will be shown. There is a note on the original plan. Mr. Smith does not feel this would be an issue and added there was a comment in his review letter.
 - Mr. Raynor explained they are just moving common property line so the riparian buffer has no relevance to what they are doing.
 - There was discussion regarding waiver Section 618.7. Mr. Raynor noted the property line is within the Manada Creek and that is why they are asking for a waiver of the survey monuments.
 - There was discussion regarding Section 618.7, street trees. Mr. Raymore noted this is not covered under lot annexation plans and there is a waiver on the Halbleib plan until such time a lot is subdivided or a land development occurs.
 - Ms. Beaudet discussed the waivers being voted upon.
 - There was also discussion regarding the submission of a clean plan to the Planning Commission
 - **Mr. Webb made a motion to recommend approval of the waiver, Section 614.1, Monuments and Markers. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved 3 in favor, 0 opposed.**
 - **Mr. Webb made a motion to recommend approval of the waiver, Section 402.5.8, Wetland Study. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved 3 in favor, 0 opposed.**
 - Ms. Beaudet discussion a motion regarding a conditional approval of the plan, one being the list of outstanding issues that need to be addressed and that a note is put on the plan about Section 618.7 at the time of development.
 - **Mr. Webb made a motion to recommend approval conditioned upon all the items listed LTL's review letter of July 20, 2010 and to the satisfaction of the Zoning Officer and the Township Engineer. Mr. Moyer seconded the motion. Being no further discussion, the motion was approved 3 in favor, 0 opposed.**
 - There was additional discussion regarding the previous waivers. It was noted the only waivers that will be on this plan will be the two new waivers which were just

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approved at tonight's meeting.

OTHER BUSINESS

1. Zoning Ordinance, Immediate

- Mr. Ulrich noted Mrs. Eppinger is working with the Dauphin County Planning Commission for their feedback. Because it has been some time since the changes were submitted, it was suggested that Mrs. Eppinger will call on Wednesday and follow up with an e-mail to Mrs. Rowand.
- Mr. Ulrich noted Mr. Smith was working on the wording for heavy equipment.
- Mr. Smith noted he was also working with Mr. Wyland on the determination of stock piling
- There was further discussion regarding a setback issue with several residents in the Preserve when they purchase the home and apply for permits for a deck. The homes are built under the new ordinance but once it is purchased, the homeowner must follow the 2003 ordinances.
- It was noted during discussion the residents may use the Zoning Hearing Board. Mr. Smith added the setbacks for residential medium density are more restrictive than RA.
- Mr. Smith commented the Supervisors have asked the Planning Commission to take a look at this issue, along with Mr. Wyland.

2. Act 537

- Ms. Beaudet noted she did not receive any questions from the Planning Commission. There was discussion regarding making a recommendation to the Board of Supervisors.
- Mr. Webb discussed his concern with the escalation costs.
- After further discussion, it was decided they would discuss Act 537 at the August workshop.

3. Planning Commission Application

- Ms. Beaudet noted a letter of interest was received by a resident to fill the vacant position on the Planning Commission
- After a brief discussion it was decided Mrs. Eppinger would contact the applicant and ask her to attend the August meeting for a question and answer period.

4. Hilton Garden Inn

- Mr. Webb inquired as to the status of the Hilton Garden Inn
- Mr. Ulrich noted there have been ongoing discussion with the Owner and their engineer. The township has expressed to them they do not want pump stations and would like to follow the 537 Plan as close as possible which would require a

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much larger pipe going until I-81.

ADJOURNMENT

Mr. Webb made a motion to adjourn the meeting at 8:00 p.m.

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	