

**EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
PLANNING COMMISSION
8848 Jonestown Road, Grantville, PA 17028**

**March 28, 2023
REGULAR MEETING MINUTES**

Members present: Kenneth Wolensky, Chairman; Curt Cassel, Vice Chairman; Doug Huyck, Secretary; Dennis Murton, and Steve Walters.

Also present: Nicholas Yingst, Township Manager; Stephanie Harmon, MS4 and Planning Coordinator; Aaron Moyer, Township Engineer, HRG.

CALL TO ORDER: The meeting was called to order at 7:00 PM by Chairman Wolensky.

APPROVAL OF MINUTES:

Motion by Mr. Walters, seconded by Mr. Huyck, to approve the minutes of the February 28, 2023 regular meeting. Motion carried 5-0.

PLANS TO BE DISCUSSED:

a. Preliminary/Final Subdivision & Land Development Plan for J.L.B. Construction, Inc.

- Accepted for review: February 28, 2023
- Review deadline: May 29, 2023
- Last PC meeting date for review : May 23, 2023

b. Preliminary/Final Subdivision & Land Development Plan for Walters Services, Inc.

- Accepted for review: February 28, 2023
- Review deadline: May 29, 2023
- Last PC meeting date for review: May 23, 2023

Mike Swank, Byler Real Estate Holdings and Michael Lusaitis, Steckbeck Engineering were in attendance to present the Subdivision & Land Development Plans for J.L.B. Construction, Inc. and Walters Services, Inc. Both plans had an extensive number of comments via HRG's March 23, 2023 review letter. Mr. Lusaitis began discussions by going through the comments and addressing the Township Engineer.

Zoning Comment #1: There was discussion regarding the existing truck restriction on Ridge Road. The Township will follow up with the Public Works Director and Solicitor as to the rationale behind this restriction.

Zoning Comment #4: Mr. Lusaitis asked for clarification regarding the placement of the buffer overlay (1004.B).

Zoning Comment #6: Mr. Lusaitis stated there are no loading docks planned for either plan. However, Mr. Moyer stated they will need to label loading areas on both plans to satisfy this zoning requirement (ZO 1104 & SLDO 714.A).

Zoning Comment #9: Mr. Lusaitis questioned whether the existing forested area would satisfy the dumpster screening requirement as it will provide a natural buffer to the adjacent landowner. Mr. Moyer reviewed the zoning requirements and stated that if the applicant wishes to use the forested area as the required screening, they will need to request a variance from the zoning hearing board (1306.C).

SLDO Comment #10: Mr. Lusaitis questioned the need for a Traffic Impact Study when *Trip Generation Evaluation and TIS Warrant Evaluation* letters via Traffic Planning and Design, Inc. have been provided for both plans. Mr. Moyer stated those letters should satisfy this requirement (419.A.1).

SLDO Comment #17: Mr. Lusaitis questioned if Station Road was a local road to which the PC answered yes (704.0).

SLDO Comment #18: Mr. Lusaitis and Mr. Moyer discussed the need to show easements for all watercourses and how to resolve any conflicts with stormwater easements (712).

SLDO Comment #24 Mr. Lusaitis questioned the sidewalk requirement. Mr. Moyer stated the BOS takes the sidewalk requirement very seriously and he does not feel a waiver would be granted. Mr. Wolensky and Mr. Walters agreed, the only two options available are to put sidewalks in place or pay the fee in lieu of. Mr. Lusaitis asked if they would expect sidewalks along Ridge Road. Mr. Moyer stated Ridge and probably Station Roads. Mr. Moyer also explained that the fee in lieu of would potentially cost the applicant 30-40% more than to place the sidewalks. Mr. Cassel mentioned there is a sewer force main (from the hotel to the casino) on the shoulder along the north side of Ridge Road and he doesn't believe they would want to place a sidewalk on top. Mr. Cassel also stated there are no drawings showing its location (719).

SLDO Comment #27: Mr. Lusaitis questioned if a waiver might be considered for deviating from the requirement for parking 10' from principal structures (723.B.2).

At this time, Mr. Lusaitis stated he would follow up with Mr. Moyer regarding the remaining comments.

Mr. Wolensky asked Ms. Alexa Korber, Tri-County Regional Planning if she had any additional questions, who replied she would follow up with Mr. Moyer directly.

Mr. Wolensky asked if there were any questions from the PC and Township.

Mr. Wolensky asked about SLDO Comment #3 to which Mr. Lusaitis stated they are working with Enbridge to acquire the right-of-way authorization (403.3)

Mr. Yingst questioned the number of trees and whether the PC was comfortable with the proposed numbers or if they would prefer additional trees to aid in screening. Mr. Wolensky stated if they meet the ordinance he is satisfied. Mr. Lusaitis stated the Walters site is well screened with existing vegetation and they could potentially add additional trees at the Bonawitz site to match the existing vegetation. Mr. Moyer stated that it does appear a few plantings will be removed on the plans.

Mr. Yingst provided the following comments for Fire Chief Saul Schmoltz, who asked to remind the applicant that most ladder trucks are 40' to 47' in length and that the fire company would like Knox boxes to be available on both sites. Mr. Lusaitis stated he will follow up with Chief Schmoltz directly.

Mr. Wolensky summarized that the applicant will work with Mr. Moyer to review and slim down the comments with a resubmission anticipated for the April 25th meeting.

PUBLIC COMMENT: None

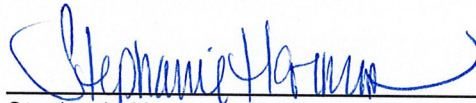
OLD BUSINESS: Mr. Yingst reminded the PC that the first SALDO & Zoning Update Committee Meeting will be March 30, 2023 at 1PM at the East Hanover Township Building. Anyone wishing to provide comments can direct them to Mr. Yingst, Mr. Wolensky, and/or Mr. Walters.

NEW BUSINESS: Chairman Wolensky asked if there was any new business, and none was noted.

BUSINESS FROM THE PUBLIC: Chairman Wolensky asked if there was any business from the public and none was noted.

ADJOURNMENT:

Motion by Mr. Cassel, seconded by Mr. Huyck, to adjourn the regular meeting. Motion carried by a vote of 5-0. The meeting adjourned at 7:44 PM.



Stephanie Harmon, Recording Secretary