

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

**SEPTEMBER 27, 2022  
REGULAR MEETING MINUTES**

Members present: Kenneth Wolensky, Chairman; Curt Cassel, Vice Chairman; Doug Huyck, and Steve Walters. Members not present: Dennis Murton.

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

**CALL TO ORDER:** The meeting was called to order at 6:59 PM by Chairman Wolensky. Mr. Wolensky asked the township representatives to introduce themselves.

**APPROVAL OF MINUTES:**

Mr. Huyck noted a comment by Alexa Korber, Tri-County Planning Commission (TCRPC) referring to the PennDOT Stockpile site, was mistakenly placed in the Creekvale LDP section of the minutes. Motion by Mr. Huyck, seconded by Mr. Cassel, to approve the minutes of the August 23, 2022 regular meeting as amended. Motion carried by a vote of 3 to 0, with Mr. Walters abstaining due to not being at the meeting.

**PLANS TO BE DISCUSSED:**

**PennDOT Stockpile Site LDP:** Joe Gurney, First Capital Engineering, revisited the PennDOT Stockpile Site LDP that was accepted for review at the July 26<sup>th</sup>, 2022 PC meeting.

For purposes of the record, Mr. Wolensky requested confirmation that several points in the August 23, 2022 letter from the Municipal Authority Engineer, Melissa Smith, had been addressed. Mr. Gurney and Mr. Yingst both confirmed that all comments had been addressed. Mr. Wolensky confirmed that the comments were indeed addressed, and an updated letter was provided by Ms. Smith September 12, 2022.

Mr. Gurney requested clarification of two points from the September 25, 2022, HRG review letter. The first, regarding Stormwater Comment #1; *...existing trucks are utilizing the entrance lane to the leave the property.* Mr. Gurney stated our SALDO demonstrates how vehicles should go in and out. However, it does not provide specific parameters. Township Engineer, Aaron Moyer explained he may need to change the citation because what they are really referencing from the SALDO is the safe traffic circulation. Mr. Moyer does not think the township is comfortable with how the plan is currently designed to have vehicles entering and exiting the site.

Secondly, Mr. Gurney requested clarification regarding Subdivision and Land Development, comment #2; *Provide a 150' clear sight triangle at both entrances (1105.J).* Mr. Moyer explained the plan currently shows 75'. If PennDOT does not want to provide the 150' required, they would need to request a waiver for SALDO 1105.J.

Mr. Gurney requested a waiver for SALDO 1105.J, for the driveway portion of the entrance (not from Sand Beach Road), measuring 10' into the lot (driveway), where the trucks would be stopping.

**A motion was made by Mr. Cassel, and seconded by Mr. Huyck, to recommend approval of the waiver; discussion ensued.** Mr. Yingst questioned what the next steps and/or alternatives would be if the BOS does not approve the waiver. Discussion continued as to what is permitted in the triangle, including parking and landscaping, which would need to be under 36". Mr. Moyer explained the SALDO is unspecific on the topic as it refers to the PennDOT specs (10' into the lot). Upon review, Mr. Moyer states,

1. 1104.E says "collector driveways". Collector should be stricken, as it's only for regular driveways.
2. Reference is made to 75' and 150' clear sight triangles in 1104 and 1105, but it does not directly clarify that this should be measured 10' into a driveway rather than 75' or 150' into a driveway. PennDOT measures this at 10', which is what the ordinance clearly intends to be followed.

Mr. Moyer stated he would like to add this to the SALDO directly to avoid confusion in the future. Consensus per conversation among the group is that the waiver is not necessary because the design meets PennDOT standards which are referenced by the SALDO. Therefore, Mr. Wolensky stated for the record, that Mr. Gurney withdrew the waiver request because the plan meets the requirements and does not need to be 150' into the driveway.

#### **PUBLIC COMMENT:**

G. Gregory Dovey, 152 East Caren Drive, expressed concern about drivers going over the speed limit and for safety reasons, he feels access to Route 22 from the site should allow for the greatest sight lines. Additionally, he questioned what the township's intent is for sidewalks and why the township does not want sidewalks at this location. Mr. Moyer explained that waivers are no longer required for not installing sidewalks and that applicants can provide funding in lieu of (SALDO 719.B). Mr. Gurney stated he cannot answer on behalf of PennDOT and that the sidewalk fee in lieu will be worked out among the attorneys.

Mr. Yingst reminded the PC there are two waivers currently requested: installation of sidewalks (SALDO 719) and to allow plan size 30" X 42", instead of the required 24" X 36" (SALDO 401.B.3).

Mr. Moyer recommended the PC deny the sidewalk waiver request and let the attorneys work out an agreement. **Mr. Walters made a motion to recommend the BOS deny the sidewalk waiver, seconded by Mr. Huyck. Motion carried 3-1, with Mr. Cassel voting no.**

**Mr. Walters made a motion to approve the 30" X 42" plan size, seconded by Mr. Cassel. Motion carried, 4-0.**

**Mr. Walters made a motion, seconded by Mr. Cassel to recommend conditional approval by the BOS, contingent upon the satisfactory review of the plan by the Township Engineer and Township Solicitor. Motion carried, 4-0.**

#### **OLD BUSINESS:**

**Martin Rafalko Subdivision:** Ms. Harmon noted the Martin Rafalko subdivision plan presented last month was unnecessarily presented to the PC. Township Engineer, Aaron Moyer, notified the township the Rafalko subdivision is classified as a 'simple subdivision' per the SALDO and should have gone directly to the BOS.

**Grantville Commercial Center:** Ms. Harmon, stated that while a formal plan was anticipated in recent weeks, no plan has yet been submitted.

**Proposed Updates to Zoning Ordinance:** The Township Engineer is continuing to work on this.



**NEW BUSINESS:**

**Small Wireless Facility Ordinance:** Mr. Yingst reminded the PC the draft small wireless facility ordinance and design manual was provided via email and hard copy for review, as this item, along with the revised Zoning Ordinance, will come to the PC for recommendation, potentially next month.

**Review 2023 PC Meeting dates:** Ms. Harmon noted the December 2023 PC meeting date falls the day after Christmas. She proposed changing the December 2023 meeting date to Wednesday, December 20<sup>th</sup>.

**Mr. Huyck made a motion, seconded by Mr. Cassel, to recommend the 2023 meeting dates as presented, including moving the December PC meeting date to Wednesday, December 20<sup>th</sup>. Motion carried by a vote of 4-0.**

**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 4-0. The meeting adjourned at 7:50 PM.**

  
Stephanie Harmon, Recording Secretary