

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

**November 22, 2022
REGULAR MEETING MINUTES**

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

Also present: Nicholas Yingst, Township Manager; Stephanie Harmon, MS4 and Planning Coordinator; Johnathan Robinson, Staff Professional I, E.I.T., Township Engineer Representative, HRG.

CALL TO ORDER: The meeting was called to order at 6:59 PM by Chairman Wolensky.

APPROVAL OF MINUTES:

Motion by Mr. Walters, seconded by Mr. Huyck, to approve the minutes of the September 27, 2022 regular meeting. Motion carried 4-0.

PLANS TO BE DISCUSSED:

Amy & Darren Rech Solar Land Development Plan (153 Pine Road, Palmyra)

Joe Burget, Burget & Associates, Inc. and Doug Berry, CEO, Solar Renewable Energy (SRE), were present to discuss the Amy & Darren Rech Solar Land Development Plan. Mr. Berry gave a brief company overview of SRE and their projects, having completed over 350 solar installation projects with the bulk of them located in Pennsylvania. Mr. Berry explained they have an option to purchase the property (pending Township approval) and SRE would be responsible for maintenance of the property.

Discussion ensued as to why East Hanover Township, with SRE replying the property is five acres plus, flat, south facing, and zoning appropriate. They are looking to complete 100 similar projects across PA. Mr. Wolensky questioned whether the waiver requests were appropriate for the PC and if they should go to the Zoning Hearing Board. Mr. Robinson, HRG replied waivers and/or variances are only required for the Zoning Ordinance and those would be heard by the Zoning Hearing Board. However, waivers within the Subdivision and Land Development Ordinance go through the Planning Commission and Board of Supervisors and do not go to the Zoning Hearing Board.

In regard to the waivers requested, Ms. Harmon noted they referenced the 2003 SALDO and Mr. Wolensky requested they review the current SALDO and resubmit the requests if necessary. Mr. Burget stated he would submit new waivers based off the current SALDO tomorrow.

Mr. Huyck questioned if this being a business, how is this appropriate for a residential area. Mr. Burget stated the site is zoned RA which allows for solar. Mr. Walters questioned if there were plans for trees or shrubs to shield the site. Mr. Berry stated there are no plans for additional trees, unless required by the SALDO. However, the south side is currently tree heavy. Mr. Yingst questioned if they would be open to voluntarily adding trees if requested. Mr. Berry stated they would be open to adding extra screening via trees if requested.

Mr. Berry stated the height from the top of panels to the ground will be eight feet. They are three phase power and will produce approximately 1.6 MW power.

Mr. Walters made a motion and seconded by Mr. Murton, to accept the plan for review. Motion carried 4-0.

PUBLIC COMMENT:

Saul Schmoltz, Chief, Grantville Fire Company questioned what type of hazards the fire company would encounter if called to the site. Mr. Berry stated there is an automatic shutoff built in that would be triggered. He also stated that they receive updates from the system every 15 minutes through their monitoring system. If they receive a notification, a local representative will visit the site.

OLD BUSINESS:

Grantville Commercial Center: Ms. Harmon noted there have been no updates.

Zoning Ordinance Amendments: After discussion of the Dauphin County Planning Commission (DCPC) November 7, 2022 review letter, where it was identified the DCPC supported the ordinance as drafted and DCPC suggestions would be considered for the upcoming ordinance rewrite, **Mr. Huyck made a motion to recommend the BOS adopt the proposed amendments to the Zoning Ordinance as drafted. Mr. Walters seconded. Mr. Walters voted no. Motion carried 3-1.**

Small Wireless Facilities Ordinance: Mr. Walters made a motion to recommend the BOS approve the Small Wireless Facilities Ordinance as drafted. Mr. Huyck seconded. Motion carried 4-0

Subdivision and Land Development Ordinance Amendment: Mr. Walters made a motion to recommend the BOS adopt the proposed amendments to the Subdivision and Land Development Ordinance as drafted. Mr. Murton seconded. Motion carried 4-0.

NEW BUSINESS: None

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

ADJOURNMENT:

Motion by Mr. Huyck, seconded by Mr. Walters, to adjourn the regular meeting. Motion carried by a vote of 4-0. The meeting adjourned at 7:43 PM.



Stephanie Harmon, Recording Secretary