

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

**November 28, 2017**

Members Present: Mike Webb, Chairman, Curt Cassel, Glenn Moyer and Greg Ciraula. Vice Chairman, Chad Leese was absent.

Also, Present: Jackie Wilbern, Assistant Township Manager, and Norm Ulrich, Municipal Engineer with LTL Consultants, Ltd.

**CALL TO ORDER:** The meeting was called to order at 7:00 p.m., by Chairman Mike Webb.

**APPROVAL OF MINUTES:** Greg Ciraula had a correction on paragraph two, under Approval of Minutes of September 28, 2017, regular meeting, on line eight which should show Glenn Moyer, not Greg Moyer. Greg Ciraula made a motion to approve the minutes of October 31, 2017, as amended. Curt Cassel seconded the motion and the motion unanimously approved with a 4-0 vote.

**PLANS TO BE DISCUSSED:**

- **Final Subdivision Plan for Emily J. Schaffer, 477 North Meadow Lane, Due Date January 31, 2018:** The property is located in a Rural Agriculture (RA) District served by on-lot septic and private well. Dauphin County Planning Commission, Township Engineer and Staff reviewed the plan. Lot No. 1 is an existing single-family residential dwelling, detached garage, three sheds, a pavilion and a paved drive. No development is proposed for Lot No. 2 at this time. Lot 2 will be served by an on-lot sanitary sewer and a private well. Discussion held on the waiver for providing the appropriate additional right-of-way in the areas where it is deficient.

Requested waivers were discussed as follows:

1. Section 303: Preliminary Plan: Greg Ciraula made a motion to recommend, to the Board of Supervisors, approval of Section 303, Preliminary Plan Submission. Glenn Moyer seconded the motion and the motion unanimously carried with a 4-0 vote.
2. Section 402.4.12 - Grading, Drainage and Utility Plan to be provided. Curt Cassel made a motion to recommend, to the Board of Supervisors, approval of the requested waiver regarding the grading, drainage and Utility Plan with the itemization of items not being provided. Glenn Moyer seconded the motion and the motion carried with a 4-0 vote. Amendment to the motion for Section

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402.4.12: Greg Ciraula made an amended motion on the requested Waiver 402.4.12, to recommend, to the Board of Supervisors, approval of the requested waiver based on the materials already shown, against showing one-foot trees. Curt Cassel seconded the motion and the motion carried with a 4-0.

3. Section 402.5.3 - Stormwater Management Plan: Greg Ciraula made a motion to recommend, to the Board of Supervisors, approval of the waiver of Section 402.5.3. Glenn Moyer seconded the motion and the motion carried with a 4-0 vote.
4. Section 602.3.1: Right-of-Way: The Applicant withdrew this waiver request.
5. Section 602.3.4 - Minimum Cartway Width for North Meadow Lane and Circle Drive: Curt Cassel made a motion to recommend, to the Board of Supervisors, approval of the Waiver of Section 602.3.4. Greg Ciraula seconded the motion and the motion carried with a 4-0 vote.
6. Section 609.1 and 610.1, Curbing and Sidewalks: Curt Cassel made a motion to recommend, to the Board of Supervisors, approval of the waiver requests of Sections 609.1 and 610.1. Glenn Moyer seconded the motion and the motion carried with a 4-0 vote.

Curt Cassel made a motion to recommend, to the Board of Supervisors, conditional approval of the Plan of Emily J. Schaffer, based on the LTL Consultants, Ltd. Letter of November 22, 2017. Based on the Applicant meeting all of the requirements in the letter, and amending the withdrawal of the waiver of Section 402.3.4, and withdrawing the Waiver for 602.3.1. Greg Ciraula seconded the motion and the motion carried with a 4-0 vote.

- **Tru of Grantville Preliminary/Final Land Development Plan - Due Date 12/29/2017. (Tabled.)**
- **Paul W. Navarro Property, 150 Brooksmill Road Preliminary/Final Subdivision - Due Date 1/29/2018 (Tabled.)**
- **Fleet Repair Revised Land Development Plan - Due Date 3/28/2018 (Tabled).**

**OLD BUSINESS:**

- **Tru of Grantville Preliminary - Time Extension:** A letter was received from R. J. Fisher & Associates, Inc., requesting a time extension for the Tru of Grantville Plan. The time extension requested is until January 17, 2018. Curt Cassel made a motion

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to recommend acceptance of the time extension for the Tru of Grantville Plan, until January 17, 2018. Greg Ciraula seconded the motion and the motion carried with a 4-0 vote.

**NEW BUSINESS:**

- Jackie Wilbern reported she would be issuing the RFP this week for the hiring of a consultant for the new Zoning Ordinance.
- Mike Webb reported that the next meeting will be his last as he is resigning from the Planning Commission.
- Norm Ulrich stated that the Board of Supervisors had expressed concerns and wanted to see the review process and LTL's letters to be simplified and streamlined to ease the review process. Norm is looking for feedback from the Planning Commission members on his changes to the review letters. Mike Webb would like to see only the deficiencies in the letter, and what he is doing is appropriate.

**ADJOURNMENT:** Curt Cassel made a motion to adjourn the meeting. Glenn Moyer seconded the motion and the motion carried with a 4-0 vote. The meeting adjourned at 8:22 p.m.

**ITEMS TO BE WATCHED:**

- Preliminary LDP for Hilton Garden Inn - BOS Approved March 17, 2009. Plan expiration date is July 1, 2021.
- Penn National Table Games - Casino Expansion P/F LDP - BOS Approved May 19, 2010. Plan expiration date is July 1, 2021.

  
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Frances Peck, Recording Secretary