

WEST HANOVER TOWNSHIP PLANNING COMMISSION

7171 Allentown Blvd., Harrisburg, PA 17112

(717) 652-4841

THURSDAY, January 27, 2022

MINUTES

Reorganization 2022

7:00 p.m.

Members Present

Richard Mula
Tom Stewart
Alan Williamson - Absent
Debra Packer - Absent

Stacey Connors
Kyle Miller - Absent
Elizabeth Bezsylo

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman, Administrative Assistant
HRG

Others Present

Dan Creep – Warehausae Engineering
Mr. Enck

I. Call to Order

The meeting was called to order at 7:00 pm

II. Roll Call

Absent members – Debra Packer , Kyle Miller, Alan Williamson

ELECTION OF OFFICERS FOR CALANDER YEAR 2022:

Chairman – Mr. Mula nominated

Mr. Stewart made 1st motion, 2nd by Ms. Connors

Vice Chairman – Mr. Williamson nominated

Mr. Stewart 1st motion, 2nd by Ms. Connors

Motion passed unanimously

Secretary – Mr. Stewart nominated

Ms. Connors 1st motion, 2nd by Mr. Mula

Motion passed unanimously

III. Approval of Minutes – Motion passed to approve January 27,2022 minutes.

Mr. Stewart 1st motion, Ms. Connor seconded the motion

Motion passed unanimously

IV. PUBLIC COMMENT - None

V. OLD BUSINESS – None currently

VI. NEW BUSINESS – 20.003 – Burger King – The applicant, GPS Hospitality Group LLP, are the equitable owners of real property located at 7964 Linglestown Road. The applicant proposes to construct a one story, 3,120 square foot, fast food restaurant. The engineer for the land development plan is Carter Engineering Consultants Inc, Watkinsville, GA 30677.

Waivers: Section 173-11 Preliminary Plan

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Mr. Creeper stated that he is from Warehausae Engineering. This is a redevelopment plan at 7964 Linglestown Road for a fast food Burget King restaurant of 3120 sf with 2 drive in lanes in a interchange district. Our Highway Occupancy is at Penn Dot waiting on approval. There is an easement. We will add the easement on the plan and will have an easement agreement signed by the owner on the property in the rear.

Ms. Hardman stated that the plan must show steep slopes by metes and bounds. Show level three screening around the dumpster, indicate the setback from the property line to the parking. On the landscape plan we need a maintenance plan and plant schedule needs to be updated. The rest are minor comments.

Mr. Creeper stated that from the comments from HRG and township staff I feel we can get those minor comments complete and hopefully go to the Board of Supervisors. There are a few parking spaces that may encroach into the 8 or 10 feet from the property line is that going to be a problem?

Mr. Stewart asked how many parking spaces are required

Ms. Hardman stated 31 they have 35.

Mr. Creeper stated that there are a few parking spaces that encroach in that area along the property frontage. Left side is all existing parking.

Ms. Hardman stated that would have to be indicated on the plans whether is nonconforming or a setback dimension. As it stands it was grandfathered in so it's a plan revision and must be showed on plan as an existing nonconforming use.

Mr. Creeper stated that they did approve by DEP for 1200 gallons a day. Did you get the documents from GPS Hospitality?

Ms. Hardman stated not yet.

Mr. Creeper stated that the E&S is under an acre and Tri-county said they did not have to review the plan.

Mr. Mula asked if there were any comments from HRG.

HRG – just minor comments and adjustments on the plan. The important one is the easement agreement has the other owner entered an easement agreement?

Mr. Creeper stated that the other owner has agreed, and we will have the agreement sent along with the plans to have them recorded.

Mr. Mula stated that there is a waiver for preliminary plan to a final plan.

Ms. Hardman stated that we need a letter for Preliminary waiver to a final plan that we have not received.

Mr. Mula any other questions?

Mr. Stewart made the motion to grant the waiver and approve the plan if all comments from staff and engineer are meant.

Ms. Connors second the motion.

Motion passed unanimously.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION: None

ADJOURNMENT

Mr. Stewart made the motion

Ms. Connors seconded the motion

Motion passed unanimously.

Next PC Meeting: March 24, 2022