

**West Hanover Township Planning Commission**  
**7171 Allentown Blvd, Harrisburg, PA 17112**  
**Minutes from March 24, 2022**  
**Members Present**

Richard Mula  
Tom Stewart  
Alan Williamson  
Debra Packer - Absent

Stacey Connors  
Kyle Miller  
Elizabeth Bezsytko-Absent

**Staff Present**

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

**Others Present**

Mr. Raudenbush, Navarro and Wright Consulting Engineers  
Mr. Enck

- I. **CALL TO ORDER:** Chairman
- II. **ROLL CALL:** Noted by Secretary
- III. **APPROVAL OF MINUTES:** March 24, 2022
- IV. **PUBLIC COMMENT - None**
- V. **OLD BUSINESS** 22.001 The Applicant, Hillcrest Properties, LLC, are the equitable owners of real property located at 7799 Allentown Boulevard. The applicant proposes to construct two commercial buildings. One 4,800 square foot building with a bank and two retail spaces and second 12,025 square foot building for retail general use. The engineer for the land development plan is Navarro & Wright Consulting Engineers Inc.
  - a. **Waivers:** Section 173-11 Preliminary Plan

**Mr. Raudenbush** – I am a substitute for the Project Manager of this project. I have read through the township and engineer's comments and at this time I will answer any questions you may have.

**Ms. Hardman** asked if the plan has been sent to Public Safety Advisory Board for review?

**Mr. Miller** stated that he is on that Board and has not seen the plan. If you could send the plan to us for review please send it to my attention.

**Ms. Hardman** stated that we need the sewer plan sent to the sewer authority. I have two zoning comments you need to add maintenance plan and planting schedule to landscape plan on pages 7 of 12. Section 195-123D(2)2 and the second item is add street trees to the landscape plan and show street trees along Manor and Somerset Street: page 7 thru 12 Section 195-123B

**Mr. Hoffman, HRG** commented on the issues of subdivision/ land development are minor. Stormwater plans we did not receive in time to do a report for this meeting.

**Mr. Stewart** asked what is the sewage exception?

**Ms. Hardman** stated that it must be reviewed by DEP. Its like a module that DEP must approve. We do already have that. They still must submit Improvement Guarantee and an agreement with the Sewer Department, and a maintenance plan needs to be added to the sheet.

**Mr. Hoffman, HRG** stated they need the traffic impact study comments from the Dollar General and this plan since you combined the 2 projects.

**Mr. Raudenbush** stated that he would give all our comments to the Engineer on this project for them to review and send their comments to HRG and Zoning Administrator.

**Ms. Hardman** stated the traffic study is still in the draft form that it is not final. Its up to the Planning Commission if you want to table this until the stormwater plan is reviewed.

**Mr. Mula** stated that do to the fact there are comments not answered and stormwater not reviewed what does the Board feels.?

**Mr. Stewart** stated he would make the motion to table the plan until more of the comments were addressed and review of the stormwater plans by HRG are complete.

**Mr. Williamson** seconded the motion.

**Motion passed unanimously.**

**VI. NEW BUSINESS – None**

**VII. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**

**VIII. ADJOURNMENT**

**Mr. Stewart made the motion, seconded by Mr. Williamson  
Meeting Adjourned.**