

WEST HANOVER TOWNSHIP PLANNING COMMISSION

7171 Allentown Blvd., Harrisburg, PA 17112

(717) 652-4841

THURSDAY, MAY 25, 2023

Minutes

Richard Mula – absent
Elizabeth Bezsylo
Jeff Shade
Alan Williamson
Kyle Miller

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman – Admin Assistant.
Dana Mitro – Assist. Zoning & Planning Admin.

Others in Attendance

Lee Stinnett

- I. **CALL TO ORDER:** Mr. Williamson
- II. **ROLL CALL:** Mr. Mula absent.
- III. **APPROVAL OF MINUTES:** April 27, 2023, Motion made by Ms. Bezsylo. Mr. Shade 2nd the motion Mr. Miller abstained was absent on April 27, 2023, meeting. **Minutes unanimously approved for April 27, 2023.** Amended agenda for May 25, 2023, to include minute approval for November 17, 2022, and March 23, 2023, that was not included on agenda to be approved.
Minutes for November 17, 2022. Mr. Miller made the motion to approve minutes from 2nd by Ms. Bezsylo. Mr. Shade abstained . **Motion passed unanimously**
Minutes for March 23, 2023, Mr. Miller made the motion 2nd by Ms. Bezsylo,. Mr. Shade abstained . **Motion passed unanimously**
- IV. **PUBLIC COMMENT –**
Mr. Enck - asked about the approval of minutes not on agenda for November 17, 2022, and March 23, 2023, that were not on the agenda for approval.
Mr. Steinmeier- Are there any positive or negative comments on the new ordinance amendments about chickens?
Ms. Hardman stated that there were positive comments about the amendment that we are allowing chickens just about everywhere.
Mr. Steinmeier – has any discussions taken place regarding whether this will open the door to additional animals like ducks or other animals?
Mr. Williamson – as part of the steering committee I do not remember any other animals in that discussion. If request come in we will take them and see what we feel would be fair.
Mr. Steinmeier – If you have a neighbor on both sides of you and you wanted to sell your house and both neighbors had chickens is this going to affect the sell of that house or the value of that house. This is something we need to think about in some of these tight-fitting communities. Then later down the road we start letting different types of other animals then what are we going to have? I don't think we need farm animals in residential 1 or residential 2 areas.
Ms. Hardman – We will add this to our comment file.
- V. **NEW BUSINESS**
Applicant asked to have this item tabled for this month.
23.003 JoJo's The Applicant, Francesco Randazzo, is the owner of real property located at 7800 Allentown Boulevard. The applicant proposes to demolish 3 existing office buildings (a 2 story, 2,800 square foot) office building in the front, a 2-story office building (3,100 square foot) in the rear, a one storage detached garage (975 square feet) in the rear and construct a 940 square foot addition to the restaurant, construct a 2 story,

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10,024 square foot office, storage and restaurant building and add 16 parking spaces in the rear. The engineer for the land development plan is RJ Fisher & Associates Inc. **TABLED BY APPLICANT**

A. Deferral of SALDO 173-26 & 27 – Installation of Curb and Sidewalk

Deferral of this section as the opposite side of Holstein Road does not have any curb or sidewalk. Since there is a net decrease in impervious coverage, no stormwater will be completed at this time. Adding sidewalks and curb would affect the drainage of the overall site and would therefore require additional stormwater plan.

VI. OLD BUSINESS

A. Discussion on Zoning Ordinance Modernization

Ms. Hardman- June 11, 2023, is the close of public comment doesn't mean we can't have more public comments its just the official time to receive them. On June 5, 2023, the County Planning Commission will be having their meeting and make their official action on their recommendation and comments that they will have. The June 22, 2023, Planning Commission meeting we will have public comments. Staff will have the comments addressed and you will have the County comments. The July 27, 2023 meeting, we will have the ordinance in final form, and we will need a formal recommendation from the Planning Commission to go to the Board of Supervisors. We are going to ask the Board of Supervisors on July 20, 2023, to set a public hearing date for September 7, 2023, this is a tentative timeline its not written in stone it can change.

Mr. Williamson – so the June 11, 2023, is the 45-day public comment period?

Ms. Hardman – Yes. We have a table, and you will have our responses in the other column on what we recommend at the next meeting on June 22, 2023.

Mr. Stinnett – We get the public comments and the county comments we have time in there that if we have to send it back and still hit the September 7, 2023, date. There is a legal deadline where we can't make changes because I would need to get it back in 45 days. The way we have taken public comments is not required this is above and beyond the requirements. We are providing responses to the comments. The 45-day comment period is really for the county, residents, neighboring communities. At the public hearing they will accept public comments if they elect to make changes then we would have to start all over again. That is why we encourage everyone to use this process. This has been open for over 60 days if we do this process and are hopeful to get to the hearing on September 7, 2023. We would have an ordinance that takes into account all the comments received from planning commission and residents. At the meeting residents might not like certain things but we would have heard about them we would have had a opportunity to consider them for some time not just at one meeting. That's why we asked you please, please use this process.

IX. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

X. ADJOURNMENT Ms. Bezsylo made the motion. Mr. Miller 2nd the motion.
Motion unanimously.

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