

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from May 26, 2022
Members Present

Richard Mula
Tom Stewart
Alan Williamson - Absent
Elizabeth Bezsylo - Absent

Stacey Connors
Kyle Miller

Staff Present

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

Others Present

Ben ??? – Burget and Associates
Mr. Enck

I. Call to Order

The meeting was called to order at 7:00 pm

II. Roll Call

Ms. Bezsylo – Absent, Alan Williamson - Absent

III. Approval of Minutes – Motion to approve minutes from April 28, 2022

Mr. Stewart made the motion. **Ms. Connors** seconded the motion

Motion passed unanimously.

IV. Public Comment – None

V. New Business –

a. 22.003 Eric P. Krell, 7516 Manor Drive and Bonnie L. and Mark Faus-7494 Manor Drive – owners and applicant. The applicants propose to redivide tax parcel 68-024-003, 68-024-195 and 68-022-025. Final reconfiguration: 7494 Manor Drive – 218,174 sq feet or 5.009 acres; 7516 Manor Drive – 89,362 square foot or 2.051 acres; 7528 Manor Drive 1,368,539 square feet or 31.417 acres; lot6 is vacant lot – 24,161 square feet or .555 acre. The engineer for the land development plan is Burget and Associates Inc.

Waiver: Section 173-12.A (Preliminary Plan Requirements)

Since they are proposing land consolidation with no proposed improvements nor earthmoving activities, we ask that the plan be reviewed as a final plan submittal.

Ben Kurt– I am from Burget and Associates representing Eric Krell and Bonnie and Mark Faus. We are starting with 4 road front properties along Manor Drive. Three of the lots have wells and sept. We are going to do some land swapping to get the land usages to match what they are doing out there with the property. As you can see the house is over the property line so we would adjust that. We have one waiver that we are asking for from Preliminary plan to a final plan. Nothing is being changed except for the lot lines. .We are going from 5 lots to 4 lots.

Ms. Hardman - She only had only one minor comment to add phone number for Bonnie and Mark Faus. The county also did not have any comments the only comments were HRG's.

Mr. Stewart - Made the motion to approve the waiver to go from preliminary plan to final plan. Mr. Miller seconded the motion.

Motion passed unanimously.

Ms. Hardman said before you vote on the plan I have a question to HRG about their comment on the plan. It states that lot 5 needs a 500 ft frontage.

Mr. Hoffman - That should be at the front center line.

Ms. Hardman - That would require a zoning hearing board variance.

Mr. Kurt - They could show the dimension line 111 feet and 190 feet.

Mr. Hoffman - They just need to show the dimensions.

Ms. Hardman – Right now it doesn't have frontage but what they are opposing then it would give them the frontage they need.

Mr. Kurt – There is an existing right way. I don't know if the township took that over or not

Ms. Hardman – No we didn't. You also have down to provide a stream protection overlay? I didn't think there were any streams there.

Mr. Kurt – There is a pond and the water coming off the pond into a swale. It's not running water all the time.

Mr. Hoffman – That is fine. Since there is a stream there is wetlands so a wetlands protection overlay should be established.

Mr. Kurt - We are not making any improvements out there.

Mr. Hoffman - This is a subdivision and must be looked at if there are no wetlands than we are good.

Ms. Hardman - At the preapplication meeting we never even discussed wetlands. Our comments at preapp the convent states that the studies stormwater and E&S will be required when the development occurs.

Mr. Stewart made the motion with conditions that all comments are addressed by staff and engineer **Ms. Connors** seconded the motion.

Motion passed unanimously

VI. Old Business - None

VII. Any Other Business that may come before the Commission

a. Discussion on Preliminary Plan/Final Plan

Ms. Hardman – You asked me to investigate the ordinance. The only thing I could find was under **minor** subdivision. It said that the Board of Supervisors be advised by the Planning Commission response by written request by the applicant may waiver the preliminary plan requirements. A **minor** is 4 lots or less. Under **final** they don't have to ask it. I think we need to take that out under minor completely unless it is got phasing (Phase 1 Phase 2 etc.) I will propose an amendment and ask the board for a hearing to take it out.

VIII. Adjournment

Mr. Stewart made the motion, **Ms. Connors** second the motion.

Motion passed unanimously