

WEST HANOVER TOWNSHIP PLANNING COMMISSION

7171 Allentown Blvd., Harrisburg, PA 17112

(717) 652-4841

Meeting Minutes July 28, 2022

Members Present

Richard Mula
Tom Stewart
Alan Williamson
Elizabeth Bezsylo
Stacey Connors
Kyle Miller

Staff Present

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

I. **CALL TO ORDER:** Chairman

II. **ROLL CALL:** Noted by Secretary

III. **APPROVAL OF MINUTES:** Motion to approve minutes from May 26, 2022
Mr. Stewart made motion, Ms. Connors 2nd the motion.
Motion- passed unanimously

IV. **PUBLIC COMMENT –**

Mr. Enck, 7112 Hillside Road – This property is in East Hanover and all taxes will go to East Hanover not West Hanover. There could be stormwater issues and plowing issues and all will fall back on West Hanover.

V. **OLD BUSINESS** – None currently

VI. **NEW BUSINESS –**

#22.004 - The Applicant, Andrew S. Williams/Williams Holding Group LLC, is the equitable owners of real property located at 8150 – 8168 Lenker Drive. The applicant proposes to construct two 5-unit townhouse buildings located in East Hanover Township. Access to the townhouses will be from Township Roads. Sanitary sewer will be provided to the townhouses by the West Hanover Township Sewer Authority. The engineer for the land development plan is Williams Site Civil, LLC.

Mr. Williams – This is Creekvale subdivision townhouse community build on Neighbor Commercial. This is the final phasing. The improvements and homes are in East Hanover. This property was rezoned from Agricultural to Neighborhood Commercial in East Hanover. We are proposing two 5- unit townhouses total of 10 units. There is an emergency access through West Hanover off Spruce which is in West Hanover. It will be serviced by public water and sewer through the pumping station in West Hanover Township. We have notified West Hanover Sewer Authority on an Intermunicipal agreement in November 2021. West Hanover has received the agreement. We are waiting on comments. The streets are all private. They are maintained by the association.

Mr. Miller – Are the fire hydrants public?

Mr. Williams – I believe they are private. It will be West Hanover's hydrants. We already did an easement plan.

Mr. Mula – What about the stormwater?

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Mr. Williams – All the stormwater in this project stays in East Hanover.

Mr. Mula– The waiver under other business is this for this plan?

Ms. Hardman – That is correct.

Mr. Stewart – I'll make a motion to approve the waiver of Preliminary Plan.

Mr. Williams – I will second the motion.

Motion – passed unanimously.

Mr. Mula – Next item plan approval. Do I have a motion?

Mr. Stewart – made the motion

Mr. Williams – seconded the motion

Motion- passed unanimously

VII. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

1. Submission of a preliminary plan waivers. Voted on above.

2. Update on the Ordinance changes –

Ms. Hardman stated that they are still working. They are now at Chapter 3 “Uses”. There is one change I would like to proceed with. To update the ordinance under Minor Subdivision 173-11.A. To take out the waiver for Preliminary Plan under the Minor Subdivision. If it's a Phase plan they will have to do a Preliminary Plan.

Mr. Miller – Preliminary Plan is not to protect the township its to protect the developer.

Ms. Hardman – We should recommend to the Board of Supervisors to amend this section to remove requirements for a Preliminary Plan. It will go on the Board of Supervisors agenda for them to vote to hold a public hearing.

Mr. Stewart – made the motion to recommend to the Board of Supervisors for a public hearing to approve to remove the Preliminary Plan exception for Phases.

Mr. Williams – 2nd the motion

Mr. Miller and Ms. Connors abstained

Motion passed

3. Meeting Times for 2023

Ms. Hardman – We only brought this up since everyone is moving to 6:00 pm meetings.

Mr. Miller – 6:00 pm makes it hard to get here.

Mr. Mula – I am happy keeping it at 7:00 pm

Ms. Hardman – Then we'll keep it at 7:00 pm

VIII. ADJOURNMENT

Mr. Stewart – made motion to adjourn

Ms. Connors – 2nd the motion

Motion- passed unanimously