

West Hanover Township Planning Commission

7171 Allentown Blvd, Harrisburg, PA 17112

Thursday January 25, 2018

Members Present

Jim Zeiters
Dave Ankney
Tom Stewart
Richard Mula
Kyle Miller

Members Absent

Jim Shandersky

Others Present

Andrew Bomberger Tri County
Matt Hearn, Akens Engineering
Tim Mellott
John Fox
Jared Sawyer
Don Steinmeier

Staff Present

Janet Hardman, Zoning & Planning
Sharmaine Harman Assistant: Zoning & Planning
Alex Greenly, HRG

I. CALL TO ORDER

The meeting was called to order by Mr. Zeiters at 7:00 p.m.

II. Roll Call

Mr. Shandersky absent

III. Election of Officers

Mr. Zeiters turn the meeting over to Ms. Hardman for nomination of officers

Ms. Hardman called for nominations for Chair.

Mr. Stewart nominated Mr. Zeiters for Chair, Mr. Miller seconded the motion. **The motion passed unanimously.**

Ms. Hardman called for nomination for Vice Chair

Mr. Miller nominated Mr. Mula for Vice Chairman, Mr. Stewart second the motion. **The motion passed unanimously.**

Ms. Hardman called for nomination for Secretary

Mr. Zeiters nominated Mr. Stewart for Secretary. Mr. Miller second motion. **The motion passed unanimously.**

Ms. Hardman called for nomination for Alternate Secretary.

Mr. Stewart nominated Mr. Shandersky. Mr. Ankney second the motion. **The motion passed unanimously.**

IV. Approval of Minutes

The minutes from November 16, 2017 were approved as written. Mr. Stewart moved second by Mr. Zeiters. **Motion passed unanimously.**

V. Public Comments

None

❖ Ordinance 2017-08 Special Event

Mr. Zeiters stated that this Ordinance has been brought up many times over the last few months. He also talked with attorneys who said it must be enforced by police.

Ms. Hardman stated that zoning regulation are for the health, welfare and safety of the public.

Mr. Steinmeier stated that code enforcements officers have enforcement powers in the township the same as police officers

Mr. Miller asked how many complaints have we gotten about car shows other than Sizzle N Chill? He asked the only complaint is Sizzle N Chill. Is the ordinance for one business? What is driving this ordinance? Have you checked with other townships.? Lower Paxton, East Hanover or South Hanover?

Ms. Hardman stated that she has not checked locally. She stated she called PSATS and Tri-County for sample ordinances.

Mr. Stewart stated in the exemptions you have activities of government. Does that include West Hanover's festival?

Ms. Hardman stated that the exception is for anything government related.

Mr. Zeiters asked can this be passed on to the Board of Supervisors. He in good conscience will not recommend it.

Mr. Stewart stated Planning Commission can pass along the ordinance without recommending one way or another.

Ms. Hardman stated the Code of Ordinance you don't have to make a recommendation or you can recommend it not be in the zoning and be in the Code of Ordinance. This is for a zoning amendment and the MPC requires you can recommend on the ordinance.

Mr. Stewart stated he will make a motion Planning Commission makes no recommendation.

Mr. Mula stated a permanent fence for a one-day event could be costly. He doesn't have a problem with the parameters it's the text inside of each of these items has a lot of gray area. His point is the construction of fence for temporary use.

Motion: Mr. Stewart made the motion, second by Mr. Miller to turn the ordinance over to the Board of Supervisors. The motion passed unanimously.

❖ **Life Point Church: 17.007**

Mr. Hearn stated Life Point Church is demolishing part of the building and build an additional 6800 square feet, adding 58 more parking stalls and storm water management for storm runoff.

Mr. Bomberger stated that plans must include a detail for a shrub and tree plan.

Mr. Greenly stated that the legal description exhibits on the land must be dedicated and wall structure plan be submitted prior to building permit being issued.

Ms. Hardman stated that Life Point Church will have to re-submit plans with typo corrections and other items discussed.

Mr. Ankney moved to approve the plan with all conditions from staff and engineers are satisfied.

Mr. Stewart stated seconded. **Motion passed unanimously.**

VI. NEW BUSINESS

❖ **18.001 Sterling Road Subdivision**

Mr. Mellott, stated he is with John Fox and Jared Sawyer. Mr. Fox approached the Dioceses to buy 33-acre parcel on the north side of Sterling Road. The property is located in the R-1 zoning district. They want to do 2 acre lots with 200 ft frontage. There is environmental on the property including wetlands and stream that runs along the rear of property. Will have a 50 ft buffer and 100 ft buffer that comes off the stream. The lots will have a low-pressure grinders unit for public sewer. They are requesting 3 waivers: 1. Process the plan as a final we have no public streets. 2. Provide the driveway profile at scale of 1G50 3. Not to provide a well hydro study based on the genealogy. Another item is road improvements. There are no requirements to make them but the board may ask for them so they are looking to make an offer. He talked to Harold Harman, Road master, who stated on the south side of road he would like to do drainage. They could do \$1000.00 to \$2,000.00 per lot or \$13,000 or \$26,000. He spoke to Don Holmes, Park& Rec Director about Filo fees they are in the process of getting an appraisal.

Ms. Hardman stated that the road contribution should be in writing. An agreement that is needed the money must be used for road improvements.

Mr. Mellott agreed.

Ms. Hardman stated she thinks we need to get a handle on the appraisal and dollar amount for filio fees before it goes to Planning Commission Board. That way it won't get lost in the shuffle. Which has happened recently.

Mr. Ankney asked if you mean before it goes to the BOS?

Ms. Hardman stated yes, this way the township will have an agreement and it will be part of the Planning Commission's packet.

Ms. Hardman stated that will be handled at the pre-app meeting along with a signed Developers Agreement and Security Agreement.

Mr. Zeiters asked if there were any comments.

Mr. Greenly stated that regarding wetland study a few exhibits are missing from the study.

Mr. Mellott stated that he corrects we will have that done.

Mr. Zeiter asked if there were any comments from the County.

Mr. Bomberger stated one of his comments was if sidewalks will be provided.

Mr. Zeiters asked if anyone have more comments. Anyone have a motion?

Mr. Stewart stated he will make a motion to approve.

Mr. Mula stated is there an estimated value on the road improvements?

Mr. Mellott stated remember this is not a requirement. They are doing this out of good will.

Mr. Ackney then it's up to the BOS to ask for it.

Motion: Mr. Stewart, moved seconded by Mr. Ackney to recommend the plan to Board of Supervisors with the conditions by staff, Township Engineer and Tri-County comments are addressed

Motion passed unanimously.

VI ❖ Ordinance 2017-11 Wetland EPOD

Ms. Hardman, stated there are comments from EAC. They didn't like the addition on #1 that should come out. I agree. I recommend that the changes EAC mentions are made.

Mr. Zeiters asked want to recommendation with the comments?

Mr. Stewart moved, seconded by Mr. Miller to recommend the amendment to the Wetland EPOD and Steep Slope definition to the Board of Supervisors.

Motion passed unanimously.

VII ❖ Vacant Position

Mr. Zeiters stated the that Planning Commission received an Resume from Deborah Packer

Mr. Stewart if she wants to serve on the Planning Commission, they see no reason we have to interview her.

Mr. Ankney stated I agree

Mr. Stewart moved and Mr. Ankney second the motion.

Motion was passed.

VIII ADJOURNMENT: 8:30 p.m.