

West Hanover Township Planning Commission

7171 Allentown Blvd, Harrisburg, PA 17112

Thursday February 22, 2018

Members Present

Jim Zeiters
Kyle Miller
Jim Shandersky
Tom Stewart
Charles Ankney
Richard Mula
Deborah Packer

Others Present

James Diamond, CD. Attorney
Scott Udit, Director of Building and Grounds, CD
Mike Huxta, Engineer, ELA Group
Todd Vukmanic, CRA , Architects for CD
Cheryl Love, ELA Engineers
Don Holmes, Park and Rec Director, West Hanover

Staff Present

Janet Hardman, Zoning & Planning
Sharmaine Harman Assistant: Zoning & Planning

I. CALL TO ORDER

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

II. Roll Call

All Present

III. Approval of Minutes

The minutes from January 25, 2018 were approved as written. Mr. Miller moved second by Mr. Ankney. Motion passed unanimously.

IV. Public Comment

None

V. New Business

Central Dauphin School District for West Hanover Elementary #18.001

Mr. Diamond stated he is representing Central Dauphin School District. Central Dauphin is here tonight for the approval of Application for Conditional Use for West Hanover Elementary school project at 7741 Manor Drive. The project is to replace the existing school with a state of

the art school. West Hanover has been a school since 1951. There is a little over 10 acres. The school district feels this would be in the best interest of the community to use this site instead of looking for a site elsewhere and is cost effective for the school district. They are present tonight to get the Conditional Use approval and will be asking the BOS for a 2-year expiration of the approval instead of a 6-month due to the large amount of construction and the step process we have to follow while the children are in school. This is a medium residential (195-188C) R-2 zoning district, Ordinance 195-188 governs the Conditional Use for schools. Everything that must be meant is in Section 195-188.

Mr. Udit stated he is the Building and Grounds Director for Central Dauphin. The school district's biggest challenge is that they are out of room. Last year we had to place 2 modular classrooms. They are overcrowded, they have currently no ADA access into the current building. They can't renovate the existing building to have a safe entrance for visitors to use. When someone is buzzed in now they have direct access to the complete school. Mr. Udit stated right now the cafeteria serves also as a gym, current storage rooms are used as offices for guidance and reading recovery rooms, the library is under sized and so is the art room. The asphalt needs repairing and along with sidewalks. For 10 years Central Dauphin was undecided what to do; redistrict or replace.

Mr. Huxta, Engineer for Central Dauphin School, stated that the site is on 10 acres in the R2 Medium Residential District. Currently there is no storm water controls on this site. There is an inlet and piping to put water off site. There is nothing to hold the water or follow with the current stormwater regulations. The new building will be built behind the existing building to keep current building in operation till new building is complete. The existing building will be removed then the stormwater and parking lot will be completed.

Mr. Stewart asked what are you going to do with the parking. Are you going to do this in the summer of 2018-2019 school year?

Mr. Huxta stated yes starting this June 2018-2019 school year. In June 2019 the existing building will come down. August 2019-2020 they would be in the new building. That is why they are asking for a 2-year occupancy.

Mr. Ankey asked where the gym would be?

Mr. Huxta stated that it would be in the rear of the building.

Ms. Packer asked how many buses they have in the afternoon for pick up.

Mr. Huxta stated there are 7.

Ms. Packer asked if there would be enough of space there for buses and parents picking up children?

Mr. Huxta stated that the access drive is wide enough and buses will be parked on the side to let cars still move through.

Mr. Ankney asked if there will be a problem with parents picking up their children. He stated it's not the buses that's the problem it's the parents picking up. There will be at least 30 cars traveling in and out.

Mr. Huxta stated with the storm water management they are planning on will meet all new requirements and they will have a separation between the two access points.

Mr. Mula asked if any improvements are planned on Holstein Road?

Mr. Huxta stated that they will be widening Holstein Road to meet new requirements and have curbs and sidewalks along Holstein Road up in the access point. The sidewalk would be the length of the frontage. The memorial will remain where it is. It is a part of the history of the site.

Mr. Shandersky asked will they be able to manage with the construction vehicles going in and out with school in progress

Mr. Huxta stated yes. They will have a staging area. The school will limit the number of parent drop offs during construction. There will be a separate entrance for construction vehicles. As far as parking the Park and Recreation Dept. agreed to let them use their parking on the back side of the park for employee parking.

Mr. Shandersky asked if any safety requirements like fire hydrants etc. will be provided.

Mr. Huxta stated yes there will be a fire hydrant on the 2 sides of Holstein Road. There will be fire hydrant within 100 feet of connection.

Mr. Miller asked if they be doing a lot of grading?

Mr. Huxta stated yes, this site has very steep slopes to get storm water basins. There will be a lot of cut and fill.

Mr. Ankney asked if there would be a lot of hauling of fill in and out.

Mr. Huxta stated that there will be no fill we are trying to keep what they have.

Mr. Shandersky if the school will park access?

Mr. Huxta state limited park access. The park would be used during warm weather for physical education and hope to continue that use

Mr. Shandersky asked will there be a rear entrance and exit?

Mr. Huxta stated yes for safety requirements the entrance would be restricted. They are looking for positive feedback from the Planning Commission to take to the Board of Supervisors.

Mr. Zeiters stated that he was at the Pre- Application. meeting this morning and its seems like the District has everything in order.

Mr. Ankney stated that there is no changing of use it's been a school for over 60 years. The Board of Supervisors must grant the Conditional Use.

Mr. Zeiters stated Planning Commission has to make the recommendation.

Mr. Stewart stated he recommend the motion that they approve the conditional use to the Board of Supervisors, seconded by Mr. Ankney. The motion passed anxiously.

Mr. Huxta asked could you do another motion for the 2-year issuance of permit instead of the 6 months.

Ms. Hardman stated that it can added to the motion.

Mr. Stewart would make the motion of recommend the 2-year issuance or permit. Mr. Miller second the motion. Motion passed for 2 years instead of 6-month occupancy.

Mr. Mula asked what was cost of construction.

Mr. Huxta stated \$18 million for construction for a total of \$22 million.

Mr. Zeiters asked are there any other comments? None

Mr. Zeiters welcomed our newest member of the board, Ms. Deborah Packer. Next meeting will be held March 22, 2018

Mr. Holmes, Park and Rec Director, asked if he could say a few words. He wanted to thank everyone for allowing him to sit in on this morning's pre-application meeting and tonight's meeting. There were lots of concerns about safety and evacuation that were answered and we just want to thank you Planning Commission.

VI ADJOURNMENT

A motion was made and seconded. The motion passed unanimously. The meeting adjourned 8:00p.m.