

West Hanover Township Planning Commission

7171 Allentown Blvd, Harrisburg, PA 17112

Thursday, July 25, 2019

Minutes from June 27, 2019

Members Present

Jim Zeiters
Tom Stewart
Richard Mula
Jim Shandersky
Kyle Miller
Debra Packer
Alan Williamson – Absent

Others Present

Corey Baxendale, Tri-County
Alex Greenly - HRG
Tyler Fisher, R.J. Fisher
Joe Burket, Burket Associates
Dan Snow
Frank Randazzo, JoJo's
John Fox, Mission Land LLC

Staff Present

Janet Hardman, Zoning & Planning Administrator
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 February 28, 2019 were approved as written.

IV. Public Comments

None currently

V. New Business

◆ 19.01– Dan Snow – Conditional Use

This plan was presented by Mr. Snow stated that he would like to construct a single detached dwelling located on Appalachian Trail West in the Conservation zoning district. The

lot size is 1.7597 acres which is 76, 653 square feet. I need a variance from the requirement 195-172.A in order to reduce the 90% undisturbed area to 73% undisturbed area.

Ms. Hardman stated that the variance is for 90% lot area undisturbed. Ordinance states that there must be 5 acres, so Mr. Snow needs a variance. Mr. Snow will have to amend his application for the variance for under five acres. There should not be a problem there will still be 73% of undisturbed area.

Mr. Zeiters asked if anyone would make a motion

Mr. Stewart made the motion seconded by Mr. Mula

Passed unanimously.

◆ 19.02 Mission Land Company LLC – Conditional Use

Mr. Burket stated he is from Burket and Associates. This is a 7.61-acre lot on Sterling road. This was part of a subdivision done last year. Mission would like to take that 7.61 acres and make 5 lots with a shared access. For Mission Land to do that we must cross the overlay district, wetlands and a stream. They would need a conditional use form the township. They would also need permits from the Federal and State and a subdivision will be needed.

Mr. Zeiters asked if the road would serve all the lots.

Mr. Burget stated that it would. And would be a private road.

Mr. Shandersky asked has any of the permits from the state and federal been applied for.

Mr. Burket replied no. We wanted the Planning Commission and the Board of Supervisors approval before these permits would be applied for.

Mr. Zeiters asked if it would come back to Planning Commission after the state and federal permits were completed.

Ms. Hardman stated no. You can make that a condition of your approval.

Mr. Burket stated that Mission Land Company would come back for a subdivision process.

Ms. Packer asked if Lot 13 was part of previous subdivision was there any conditions to any of these lots.

Ms. Hardman the only condition that was part of the agreement that Mission Land Company give \$2800.00 per lot as they are sold for township road improvements. This will be part of this

subdivision also. The township engineer will need to review the site plan and construction detail before this can go to the Board of Supervisors at a hearing.

Mr. Shandersky asked about the site distance should that have been part of the plan.

Ms. Hardman stated it is part of the plan but is a condition of the conditional use approval. The board must make it a condition of the approval. All permits federal and state must be obtained also.

Mr. Stewart asked if this part of our ordinance.

Ms. Hardman stated yes in the zoning ordinance. So if you are going to approve the conditional use with the conditions that \$2800.00 contribution per lot for road improvements, the condition 195-182 G are meant, construction details reviewed by the Township engineer, information on drainage, sight distance and speed for driveway and all federal and state permits are required.

Mr. Zeiters any motions

Mr. Stewart stated I will make the motion to approve with the conditions that all comments from the staff and engineer are meant.

Mr. Shandersky seconded

Passed unanimously

◆ 19.001 JoJo's Pizza – Subdivision and Land Development

Tyler Fisher, R.J. Fisher, engineer stated that the applicant proposes the consolidation of two parcels into one. One building will be demolished. The applicant proposes a land development plan for the construction of a two story 5,120 square foot addition and a one story 940 square foot addition to the existing restaurant. They will be adding 2 more parking spots which would bring parking up to 79 totaled required is 81. They will decrease impervious coverage. There are stormwater structures in place now.

Ms. Hardman stated that there would be a 20 ft drainage that is not there now. There will be not be sidewalks or curbs at this time

Mr. Greenly stated that if JoJo's goes over 2,000 square feet that a stormwater plan is required.

Ms. Hardman stated that they will need a Developers Agreement, Improvement Guarantee, Security Agreement and Stormwater Maintenance Agreement.

Mr. Miller asked if the township has gotten a comment for Tri-County.

Ms. Hardman stated that we have.

Mr. Stewart made motion to approve plans with the condition all township comments, Tri-County comments and engineer comments are meant.

Mr. Miller second the motion. Passed unanimously

VI. Other Business

Ms. Harman stated that there are some agreements that have been changed or not in the ordinance book that must be decided on which to use and which to add. I would like for you to read over these and decide if there are any changes that are needed so that we can add them to our ordinance book. The Planning Commission will make the changes and then they must go to Tri-County for review.

VII. Adjournment

A motion was made by Tom Stewart, seconded by Mr. Miller

Motion passed unanimously.

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