

**TOWNSHIP OF WEST HANOVER  
DAUPHIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2021-2**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST HANOVER, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF WEST HANOVER, SPECIFICALLY CHAPTER 195 (ENTITLED "ZONING"), BY AMENDING: ARTICLE III (ENTITLED "DESIGNATION OF DISTRICTS"), SECTION 195-12 (ENTITLED "ESTABLISHMENT OF ZONING MAP"), SUBSECTION 195-12.A AND THE "ZONING MAP OF WEST HANOVER TOWNSHIP" TO REZONE FROM THE FLEXIBLE RURAL AGRICULTURE (FRA) DISTRICT TO THE INDUSTRIAL ENTERPRISE (IE) DISTRICT THE PORTIONS OF THE PARCELS IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES) 68-019-027-000-0000 (7464 LINGLESTOWN ROAD) AND 68-019-015-000-0000 (7600 LINGLESTOWN ROAD) AND THE CONTIGUOUS AREA THAT ARE DEPICTED WITH (YELLOW) SHADING AND (RED) DASHED OUTLINE ON EXHIBIT "A" AND DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B", BOTH OF WHICH ARE ATTACHED TO AND MADE PART OF THIS ORDINANCE; ARTICLE III (ENTITLED "DESIGNATION OF DISTRICTS"), SECTION 195-13 (ENTITLED "BOUNDARIES BETWEEN DISTRICTS") BY DELETING THE CURRENT SUBSECTION 195-13.H AND RENUMBERING THE SUBSEQUENT SUBSECTIONS ACCORDINGLY; ARTICLE XIV (ENTITLED "INDUSTRIAL ENTERPRISE DISTRICT"), SECTION 195-66 (ENTITLED "PRINCIPAL PERMITTED USES, BUILDINGS AND STRUCTURES"), SUBSECTIONS 195-66.D, 195-66.I, 195-66.K, 195-66.O AND 195-66.P BY ADDING LANGUAGE REFERENCING SPECIFIC USE STANDARDS IN SECTION 195-115; AND ARTICLE XVIII (ENTITLED "GENERAL REGULATIONS") BY ADDING A NEW SECTION 195-115 (ENTITLED "SPECIFIC STANDARDS FOR DISTRIBUTION CENTERS; FREIGHT HANDLING FACILITIES AND TERMINALS; INDUSTRY, LIGHT; TRUCK TERMINALS; AND WAREHOUSING AND DISTRIBUTION IN THE IE DISTRICT")**

WHEREAS, the Board of Supervisors of the Township of West Hanover, Dauphin County, Pennsylvania, under the powers vested in it by the "Second Class Township Code" of Pennsylvania, as enacted and amended, and the authority and procedures of the "Pennsylvania Municipalities Planning Code," as enacted and amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the

Chapter 195 (Entitled “Zoning”) of the Code of Ordinances of the Township of West Hanover, Dauphin County, Pennsylvania, by making certain text revisions and rezoning certain land in the Township of West Hanover.

**NOW, THEREFORE**, be it enacted and ordained by the Board of Supervisors of the Township of West Hanover, Dauphin County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

### **SECTION 1: ZONING MAP CHANGE**

Article III (Entitled “Designation of District”), Section 195-12 (Entitled “Establishment of Zoning Map”), Subsection 195-12.A and the “Zoning Map of West Hanover Township” of Chapter 195 (Entitled “Zoning”) of the Code of the Township of West Hanover, Dauphin County, Pennsylvania, are hereby amended to rezone from the Flexible Rural Agriculture (FRA) District to the Industrial Enterprise (IE) District the portions of the parcels identified as Dauphin County Property Identification Nos. (and addresses) 68-019-027-000-0000 (7464 Linglestown Road) and 68-019-015-000-0000 (7600 Linglestown Road) and the contiguous area that are depicted with (yellow) shading and (red) dashed outline on Exhibit “A” and described by metes and bounds in Exhibit “B”, both of which are attached to and made a part of this Ordinance. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is bounded to the:

- (i) north by the parcels known as Dauphin County Property Identification Nos. (and addresses) 68-019-005-000-0000 (7447 Moyer Road), 68-019-008-000- 0000 (7629 Moyer Road), and 68-019-010-000-0000 (656 Fairville Avenue);
- (ii) east by the parcels known as Dauphin County Property Identification Nos. (and addresses) 68-020-001-000-0000 (Fairville Avenue) and 68-019-019-000- 0000 (7644 Linglestown Road);
- (iii) south by the parcels known as Dauphin County Property Identification Nos. (and addresses) 68-019-017-000-0000 (7628 Linglestown Road), the portions of the parcel identified as Dauphin County Property Identification No. (and address) 68-019-015-000-0000 (7600 Linglestown Road) that is already zoned as part of the Industrial Enterprise (IE) District and is not proposed to be rezoned under this Section 1, 68-019-036-000-0000 (7548 Linglestown Road), 68-019-016-000-0000

(7540 Linglestown Road), 68-019-014-000-0000 (7516 Linglestown Road), the portions of the parcel identified as Dauphin County Property Identification No. (and address) 68-019-027-000-0000 (7464 Linglestown Road) that is already zoned as part of the Industrial Enterprise (IE) District and is not proposed to be rezoned under this Section 1 and 68-019- 012-000-0000 (74764 Linglestown Road); and

- (iv) west by the parcel known as Dauphin County Property Identification No. (and address) 68-019-041-000-0000 (Linglestown Road).

## **SECTION 2: TEXT CHANGES**

**A.** Article III (Entitled “Designation of District”), Section 195-13 (Entitled “Boundaries Between Districts”), is hereby amended by deleting the current Subsection 195-13.H in its entirety and renumbering the former Subsections 195-13.I through 195-13.R as Subsections 195-13.H through 195-13.Q accordingly.

**B.** Article XIV (Entitled “Industrial Enterprise District”), Section 195-66 (Entitled “Principal Permitted Uses, Buildings and Structure”), Subsections 195-66.D, 195-66.I, 195-66.K, 195-66.O and 195-66.P are hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language to read as follows:

D. Distribution centers in accordance with § 195-115.

...

I. Freight handling facilities or terminals in accordance with § 195-115.

...

K. Industry, light in accordance with § 195-115.

...

O. Truck terminals in accordance with § 195-115.

P. Warehousing and distribution in accordance with § 195-115.

...

C. Article XVIII (Entitled "General Regulations"), is hereby amended by adding a new Section 195-115 (Entitled "Specific Standards for Distribution Centers; Freight Handling Facilities or Terminals; Industry, Light; Truck Terminals; and Warehousing and Distribution in the IE District") to read as follows:

Section 195-115      Specific Standards for Distribution Centers; Freight Handling Facilities or Terminals; Industry, Light; Truck Terminals; and Warehousing and Distribution in the IE District"

Distribution centers; freight handling facilities or terminals; industry, light; truck terminals; and warehousing and distribution to be located in the Industrial Enterprise (IE) District are regulated as follows:

- A. The subject property shall have frontage along, and direct vehicle access to, a collector or arterial street.
- B. The facility shall provide sufficiently long stacking lanes and on-site loading and unloading areas, so that trucks waiting to be loaded and unloaded will not back up onto a public road.
- C. Any gates or other barriers shall be set back and arranged to prevent vehicle backups onto adjacent streets during peak arrival periods.
- D. Building height may exceed the maximum permitted height in Section 195-69.A of the Zoning Ordinance, up to a height of 55 feet, provided that for every one foot above the maximum permitted height in Section 195-69.A, the building must be set back horizontally an additional one foot greater than the applicable required yard setback requirement of Section 195-69.D of the Zoning Ordinance.
- E. Buffering and screening shall be provided in accordance with Sections

195-122 and 195-124 of the Zoning Ordinance, respectively.

- F. Accessory service or repair of onsite vehicles used as part of the facility is allowed within a completely enclosed building.
- G. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.
- H. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system and any other use of the property will not violate Section 195-133 of the Zoning Ordinance.
- I. The operator of the facility shall enforce State limits on truck idling. See Act 124 of 2008. Additionally, any facility where diesel operated trucks periodically congregate must have in place an anti-idling policy, with a maximum idling time per truck of five minutes.

### **SECTION 3: DIRECTIVES**

The Zoning Officer of the Township of West Hanover, Dauphin County, Pennsylvania is directed to revise the “Zoning Map of West Hanover Township” to delineate the rezoned area and boundary line changes as adopted hereby.

### **SECTION 4: REPEALER**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Other sections, parts and provisions of the Code of Ordinances of the Township of West Hanover, Dauphin County, Pennsylvania that are not in conflict or inconsistent with this Ordinance shall remain in full force and effect as previously enacted and amended.

### **SECTION 5: REVISIONS**

The Board of Supervisors of the Township of West Hanover, Dauphin County,

Pennsylvania, does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of Chapter 195 (Entitled "Zoning") or the "Zoning Map of West Hanover Township," including this provision.

**SECTION 6: SEVERABILITY**

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on any portions of Chapter 195 (Entitled "Zoning") or the "Zoning Map of West Hanover Township."

**SECTION 7: EFFECTIVE DATE**

This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of West Hanover, Dauphin County, Pennsylvania, as provided by law.

**DULY ORDAINED AND ENACTED** as an Ordinance this 16<sup>th</sup> day of February 2021, by the Board of Supervisors of the Township of West Hanover, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BOARD OF SUPERVISORS OF  
THE TOWNSHIP OF WEST HANOVER

  
Donald Steinmeier, Secretary

  
Stacey Conners, Chair



**EXHIBIT "A"**

**MAP OF PARCELS IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES) 68-019-027-000-0000 (7464 LINGLESTOWN ROAD) AND 68-019-015-000-0000 (7600 LINGLESTOWN ROAD) AND CONTIGUOUS AREA TO BE ZONED ENTIRELY AS PART OF THE INDUSTRIAL ENTERPRISE (IE) DISTRICT**



**EXHIBIT "B"**

**LEGAL DESCRIPTION OF THE PARCELS TO BE REZONED FROM THE FLEXIBLE  
RURAL AGRICULTURE (FRA) DISTRICT TO THE INDUSTRIAL ENTERPRISE (IE)  
DISTRICT**

**DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. (AND ADDRESS)  
68-019-027-000-0000 (7464 LINGLESTOWN ROAD)**

**ALL THAT CERTAIN** tract or parcel of land situate in West Hanover Township, Dauphin County, Pennsylvania, being more particularly bounded and described as follows, to wit:

**BEGINNING** at a point on the northern right-of-way line of the Linglestown Road, (S.R. 0039); thence, along lands formerly of the Aynlee 22 LLC., North 06 degrees, 10 minutes, 09 seconds West for a distance of 557.03 feet to a point; thence, along the same, South 83 degrees, 46 minutes, 43 seconds West for a distance of 550.63 feet to a point; thence, along lands now or formerly of Twin Brook Junior Horse Show, North 18 degrees, 09 minutes, 51 seconds West for a distance of 1,210.02 feet to a point; thence, along lands now or formerly of Dale A. and Sandra J. Auers, North 83 degrees, 37 minutes, 18 seconds East for a distance of 1,291.36 feet to a point; thence, along lands now or formerly of John H. and Arlene D. Hauck, South 16 degrees, 43 minutes, 06 seconds East for a distance of 1,293.26 feet to a point; thence, along lands now or formerly of Aynlee 22 LLC., South 87 degrees, 03 minutes, 28 seconds West for a distance of 382.57 feet to a point; thence, along the same, South 01 degrees, 03 minutes, 12 seconds East for a distance of 507.92 feet to a point on the northern right-of-way line of Linglestown Road; thence, along the northern right-of-way line of the said Linglestown Road, South 85 degrees, 55 minutes, 22 seconds West for a distance of 298.96 feet to a point; the point or place of **BEGINNING**.

**BEING** Lot No. 1 on a Subdivision Plan prepared by Whittock-Hartman, dated 8 May 1984 and recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania, in Plan Book W. Volume 3, at Page 28

**CONTAINING** 39.5578 acres of land.



**LEGAL DESCRIPTION OF THE PARCELS TO BE REZONED FROM THE FLEXIBLE  
RURAL AGRICULTURE (FRA) DISTRICT TO THE INDUSTRIAL ENTERPRISE (IE)  
DISTRICT (CONT'D.)**

**DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. (AND ADDRESS)  
68-019-015-000-0000 (7600 LINGLESTOWN ROAD)**

**ALL THAT CERTAIN** farm or tract of land situate in West Hanover Township, Dauphin County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a pin on the northern dedicated right-of-way line of Linglestown Road (S.R. 0039); thence, along said right-of-way line on an arc of a curve, curving to the left, having a radius of 2045.00 feet an arc length of 203.80 feet the chord of which being North 85 degrees, 31 minutes, 01 seconds West for a distance of 203.72 feet to a point; thence, along the same on an arc of a curve, curving to the left, having a radius of 14,955.00 feet an arc length of 271.06 feet the chord of which being North 88 degrees, 22 minutes, 19 seconds West for a distance of 271.06 feet to a point; thence, along the same South 61 degrees, 56 minutes, 42 seconds West for a distance of 30.29 feet to a point; thence along the same North 88 degrees, 22 minutes, 19 seconds West for a distance of 66.61 feet to an iron pin; thence, along lands now or formerly of John M. & Susan E. Fulkrod North 07 degrees, 44 minutes, 04 seconds West for a distance of 327.15 feet to an iron pin; thence, along the same North 87 degrees, 16 minutes, 03 seconds West for a distance of 148.16 feet to an iron pin; thence, along lands now or formerly of John M. & Susan E. Fulkrod, trustees under the John M. Fulkrod Revocable Trust Agreement North 07 degrees, 27 minutes, 38 seconds West for a distance of 52.98 feet to an iron pin; thence, along the same North 88 degrees, 46 minutes, 06 seconds West for a distance of 418.49 feet to an iron pin; thence, along lands now or formerly of Aynlee 22 LLC, North 15 degrees, 05 minutes, 48 seconds West for a distance of 139.24 feet to an iron pin; thence along the same North 16 degrees, 43 minutes, 06 seconds West for a distance of 1,293.26 feet to a stone; thence, along lands now or formerly of Dale A. & Sandra J. Auer and lands now or formerly of Erich G. Bair North 84 degrees, 26 minutes, 41 seconds East for a distance of 1,879.40 feet to a stone; thence, along lands now or formerly of Ernest E. Champagne Trust, South 06 degrees, 58 minutes, 06 seconds East for a distance of 1,331.10 feet to a pin; thence,

along lands now or formerly of Joseph Lelii South 89 degrees, 17 minutes, 32 seconds West for a distance of 210.24 feet to a post; thence, along the same South 00 degrees, 48 minutes, 55 seconds West for a distance of 324.33 feet to an iron pin; thence, along lands now or formerly of Gerald Kauffman and Ray Miller South 88 degrees, 21 minutes, 57 seconds West for a distance of 215.47 feet to an iron pin in concrete; thence, along the same South 01 degree, 40 minutes, 24 seconds West for a distance of 304.84 feet to a pin on the northern right-of-way line of Linglestown Road;

**THE POINT OF BEGINNING**

**BEING** lands now or formerly of John H. & Arlene D. Houck parcel identification number 68-019-015 found in Deed Book 188, Page 463 and also being Lot 1 of Plan Book O3, Page 3.

**CONTAINING** 64.6576 acres of land.