

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes for May 27, 2021 Meeting

Members Present

Richard Mula
Kyle Miller
Tom Stewart
Alan Williamson
Elizabeth Bezsytko
Debra Packer
Stacey Connors

Staff Present

Janet Hardman, Zoning Administrator
Sharmaine Harman, Administrative Assistant

Others Present

Alex Greenly, HRG (engineer)
Brian Focht, PE, C2CDG
Scott Sweigart Project Specialist, C2CDG
Richard Enck, resident
Ben Evanson, Property Owner

I. CALL TO ORDER

The meeting was called to order at 7:00 pm

II. Roll Call

All Present

III. Approval of Minutes

The minutes from March 25, 2021 were approved with one correction. (correction completed)

Motion made by Mr. Williamson, 2nd by Mr. Miller

Motion passed unanimously.

IV. Public Comments

None

V. New Business

a. 21.003 – Heritage Estates – Applicant Benjamin T. Evenson, located on Sterling Road and S. Oak Grove Road. Proposed 5 lot subdivision.

Mr. Focht stated he is representing Ben Evanson owner of property on Sterling Road and Oak Grove Road. The property consists of 13 acres in the FRA Zoning. Proposed subdivision of 5 lots with a minimum of 2 acres. There will be public sewer and private water.

There are 2 waivers:

1. Preliminary Plan to Final Plan
2. Curb and sidewalks along both Sterling Road and Oak Grove Road (state owned road). We would propose the widening of Sterling Road for traffic. We will put a swale for the water. We will need a HOP permit for 1 driveway along Oak Grove Road which we have already applied for. There will be a common driveway on Sterling Road shared by 3 residents, 1 single driveway on Sterling Road and 1 single driveway on Oak Grove Road.

Ms. Hardman stated that on the Plan the title of the plan should read Subdivision/Land Development. How are you doing getting an appraisal?

Mr. Focht stated that they are working on getting that.

Mr. Greenly stated that HRG comments are general. There might be a need to get a NPDES Permit once DEP comes out to look at the plan. If DEP decides you need the NPDES Permit there would be stormwater and E&S designs needed.

Mr. Mula stated that Oak Grove Road should be added into the waiver #2 and #3 waiver for side walks and curbs. Wasn't at one time a sewer access?

Mr. Greenly stated that they are proposing low pressure force main out to Oak Grove Road. All comments are under the Sewer Authority's comments.

Mr. Stewart asked about the stormwater detention?

Mr. Focht stated that there is no stormwater proposed. Each lot will have to come in and do their own stormwater permits.

Mr. Williams asked the common driveway who would be responsible for the impervious coverage?

Mr. Focht stated that there would be a written agreement between all the property owners on the maintain and operation of the stormwater. The agreement would be recorded with the deeds.

Mr. Greenly stated that if the easement runs on a single property that's who gets the stormwater. Keep the easement on one parcel.

Mr. Mula any other questions? Ok we have 3 waivers with the amendment to the 2nd and 3rd waiver to add Oak Grove Road with Sterling Road on those waivers. Do I have a motion?

Mr. Stewart made the motion for the waivers with the amendments being made.

Mr. Williamson 2nd the motion.

Motion passed unanimously.

Mr. Mula now a motion to approve the plan do I have a motion?

Mr. Stewart made the motion to approval the Final Subdivision/Land Development with all comments and conditions from the staff and engineer are addressed.

Mr. Williamson 2nd the motion

Motion: Passed unanimously

VI. Adjournment: Mr. Stewart made the motion. Mr. Miller seconded. Motion passed unanimously