

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from July 22, 2021 2021

Members Present

Richard Mula
Tom Stewart
Alan Williamson
Debra Packer

Members Absent

Stacey Connors
Kyle Miller
Elizabeth Bezsytko

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman, Administrative Assistant
Jake Hoffman - HRG

Others Present

Mitch Curry – Aikens Engineering
Tim Mellott – Mellott Engineering
Joel McNaughton

I. CALL TO ORDER

The meeting was called to order at 7:00 pm

II. Roll Call

Absent: Stacey Connors, Kyle Miller, and Elizabeth Bezsytko.

III. Approval of Minutes – Motion passed to approve 6.24.2021 minutes.

Mr. Stewart made the motion. The motion seconded by Mr. Williamson

Motion passed unanimously

IV. Public Comments:

None

V. Old Business

None

VI. New Business

1. 21.002 Christopher and Tabitha Semancik property located on Fox Hill Road – tax parcel 68-013-033, propose to redivide two parcels.

Mr. Curry stated that there are 66 acres, and the owners want to subdivide 21 acres to neighbor Ruben J. West and Joanne L. Griffin We are asking for the approval of the subdivision.

Mr. Mula stated that there are 6 waivers requested. . 1. Preliminary plan procedure. Section 173.12;2, 2. Street and right of way widths Section 173.25C(2) 3. Curbs and gutters – Section 173.26;4, 4. Sidewalks and pedestrian pathways – Section 173.27;3 5. Fee in lieu of public park and recreation land dedication – Section 173.37G-27; 5. Driveway profile detail – Section 173.11B(2)(c). Any questions or comments from Zoning?

Ms. Hardman stated that I do have comments a note for conditional use, zoning and subdivision, legal descriptions, and driveway.

Mr. Curry stated that they have received all comments from staff and HRG and will have all updated.

Mr. Stewart stated I will make the motion to approve plans with waiver request and that all comments from staff and engineer are addressed.

Ms. Packer 2nd the motion

Motion passed unanimously.

2. 21.007 Todd Hoffman 535 Oak Grove Road.

Mr. Zimmerman stated that this is just a lot adjustment between existing lot with existing house of Michael Galloway's. and the vacant lot of Mr. Hoffman's. There are 2 waivers: Section 173.12 Preliminary Plan Requirements and Section 173.11.b(2)© Driveway Profile Scale. We have received all comments from HRG, and West Hanover is they are all acceptable.

Mr. Mula and comments from HRG or Zoning?

Ms. Hardman stated no

Mr. Hoffman state no.

Mr. Stewart made the motion to approve the plan with waivers and that all comments be addressed from staff and HRG.

Motion passed unanimously.

3. 21.008 McNaughton Company

Mr. Mellott stated that the first 22 units of the Phase 1 of Briar Creek is ready. There are no addition waivers all waivers were addressed at the previous meeting. Applicant will be paying fee in lieu of in the amount of \$2,747.00 per unit. The only change to the plan was an added fire hydrant that the safety committee asked to install at the intersection of Briar Creek and Dewey Drive.

Ms. Hardman said she had no other comments.

Mr. Hoffman stated there were only minor comments.

Mr. Stewart made the motion to approve Phase 1 of Briar Creek with any comments from staff and engineer to be addressed.

Ms. Packer 2nd the motion.

Motion passed unanimously.

VII. Adjournment

Mr. Stewart made the motion

Mr. Williamson second the motion

Motion passed unanimously.

Respectfully Submitted,

Sharmaine Harman
Zoning and Planning Admin. Assistant