

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from January 28, 2021

Members Present

Richard Mula
Stacey Connors
Tom Stewart
Alan Williamson
Deb Packer

Members Absent

Kyle Miller
Elizabeth Bezsytko

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman, Administrative Assistant
Mike Gossert – W.H. Township Manager

Others Present

Doug Gosik, Williams Site Civil, LLC
Andrew Williams, A.P. Williams

I. CALL TO ORDER

The meeting was called to order at 7:00 pm

II. Roll Call

Absent: Kyle Miller and Elizabeth Bezsytko

III. Reorganization of Board Members

Mr. Mula asked for nominations for 2021.

Mr. Stewart made the motion to keep all Board Officers that they had in 2020.

Mr. Williamson second the motion.

Motion passed unanimously.

IV. Approval of minutes for December 17, 2020.

The minutes from December 17, 2020 Approved, one correction that has been checked was a motion made by Mr. Mula which was verified that Mr. Mula in fact made that motion.

Mr. Williamson made the motion was seconded by Ms. Connors.

Motion: Passed with correction. No correction needed.

V. Public Comments

None

VI. Old Business

None

VII. New Business

◆ **2020-6** – Splitview LLC – equitable owner of real property located at 7964 Manada View Drive parcel 68-027-038 and two vacant parcels 68-027-017 and 68-027-082 on Joanna Street. The applicant proposes a zoning map amendment to construct a retail/office complex. The map amendment is to change R-2 Medium Density Residential to CH (Commercial Highway).

Mr. Gosik stated that I am with Williams Site Civil representing the applicant on this application. These are three small properties located to the West of Route 39. Currently the lots are zoned R-2. They are surrounded North and East by Commercial Highway zoning. We would like to rezone the 3 parcels to Commercial Highway (CH). Our goal is to combine the 3 parcels with the parcel north which contain 2.4 acres which would then give us 3.1 acres. We are looking to have some type of commercial building to build. We want to have a right in and right out access onto Rt 39 and also have access by Manada View Drive on Rt. 39. The rezoning is just a step to get this out to the market to see if there is any interest out there. We have looked the township's Comprehensive Plan and we identified portions of the plan that this zone change would apply to. The area falls in the designated growth area. It would recreate revenue for the township.

Mr. Stewart stated that this makes sense to do.

Mr. Gosik stated that Dauphin County has reviewed the plan and recommends the approval of the application.

Ms. Hardman asked if the entrance on Manada View was something that they would have to have. That would allow traffic into the residential neighborhood.

Mr. Gosik stated we think it would be critical. We doubt we will get a full movement access on Rt. 39 from PennDOT will then be involved. It would be important for us to have access by Manada View Drive.

Ms. Hardman stated that the township sent out letters for a hearing that will be held on February 16, 2021 on this plan to the residents. One resident came in and they do not want they traffic going through their neighborhood.

Mr. Gosik stated that art of the development plan will require them to get a HOP from PennDOT which will require a traffic study.

Ms. Hardman stated she would like for this to go on record that the township staff does not recommend any traffic through the residential area. As far as the rezoning it is in accordance with the Comprehensive Plan.

Mr. Williamson stated that he has concerns with the neighborhood right there. If its developed as you have said there is going to be a lot more traffic. I agree your chances of getting a permit from PennDOT since your sitting on a curve is very slim.

Mr. Mula asked if there was any other questions. If not do I have a motion to approve or deny plan?

Mr. Stewart mad the motion to approve the rezoning. Mr. Williams second the motion.

Motion passed unanimously.

Mr. Mula next on the agenda is 20.008 Klein Family Dentistry looking for a request on sidewalk on Harper Drive.

Ms. Hardman stated that her and HRG walked the site. This site was approved on the November 19, 2020 PC Meeting to waiver the sidewalk along Route 39. This is a sidewalk on the backside of property along Harper Drive. The sidewalk is not used there is a lot of growth and trash along the walk. If they continue the sidewalk it would go thru a swale. The engineer recommended to grant the waiver. They did agree to post a fee in lieu of for the amount it would cost to put in the sidewalk. We want to keep the dedicated right of way that already is required.

Mr. Mula asked if there were any questions? Anyone want to make a motion to approve the waiver.

Mr. Stewart made the motion. The motion was seconded by Ms. Packer.

Motion passed unanimously.

Mr. Mula we have no other business so I will ask for a motion to adjourn.

Mr. Stewart made the motion seconded by Ms. Connors.

Motion passed unanimously.

Meeting adjourned.

Respectfully Submitted,

Sharmaine Harman
Zoning and Planning Admin. Assistant

