

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from June 24, 2021

Members Present

Richard Mula
Tom Stewart
Alan Williamson
Kyle Miller
Elizabeth Bezsytko

Members Absent

Stacey Connors
Deb Packer

Staff Present

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

Others Present

Joe Burget – Burget & Associates
David Koerner - Prologis
Judd Dayton, Snyder, Secary & Assoc.
Paul Navarro – Navarro & Wright
Mike Geppert

I. CALL TO ORDER

The meeting was called to order at 7:00 pm

II. Roll Call

Absent: Stacey Connors and Deb Packer

III. Approval of Minutes – Motion passed to approve 5.27.2021 minutes.

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

IV. Public Comments: Comments were held until Prologis Plan

V. Old Business

None

VI. New Business

◆ **21.004** – Mark Hepler, owner, property located at 1548 Piketown Road. 3 lot subdivision.

Mr. Burget stated that it a 6 ½ acres on Piketown and Fishing Creek Valley Road with an existing home on 1.5-acre lot (lot 1) with well and septic and would like to cut 2 lots. Lot 2B would be 2.3 acres and lot 3C along Piketown Road would be 2.5-acre lot. There are no improvements being done. We have read HRG comments and have no problem with their comments nor anything the staff has brought up. The only waiver we are asking for it the since the plan is proposing to subdivide an existing residential lot into 3 lots with no public improvements, we ask that the plan be reviewed as a final plan submittal.

Ms. Hardman stated that on SALDO #4 the Road Improvements should read Filo fees.

Mr. Mula asked for a motion.

Mr. Stewart made the motion with the waiver request included to approve the plan.

Mr. Williamson 2nd the motion.

Motion passed unanimously.

◆ **21.002** – M & J Properties, LP, are the equitable owners of real property located at 7801

Allentown Boulevard. The applicant proposes to construct a one story, 10,640 square foot retail building and consolidate parcel 68-033-054, 005 and 006 resulting in a lot area of 77,035.9 square feet.

Mr. Raudenbush stated that he is with Navarro and Wright. Dollar General would like to construct a 10, 640 retail building. We have received all comments from HRG and Zoning Administrator in which we feel we can address those ahead of the BOS meeting. There is one administrative change we had 4 waiver request and would like to remove the mountable curb which will not be needed.

Ms. Hardman asked if they received her comments and were there any questions?

Mr. Raudenbush stated that he had and there would be no problem with her comments.

Mr. Greenly stated he would like to see an approved Traffic Impact Study. On the intersection of Manor Drive and Allentown Blvd. and the location of the driveway.

Mr. Raudenbush stated that that could be done.

Mr. Williamson asked if the driveway entrance was looked at from Geppert Lane as opposed to Manor Drive.

Mr. Raudenbush stated that it was. It isn't as good as the current one on the plan.

Mr. Greenly stated that I think that was due to the fact of the delivery trucks.

Mr. Williamson stated his concern is it mirrors the entrance of JoJo's. there are times the way the light signal is timed you get backups right at the entrance of Rt. 22.

Mr. Stewart stated there are a lot of things not completed on the plan yet. There are a lot of outstanding comments.

Mr. Greenly stated that most of the comments are easy enough but they are more interested in the Traffic Impact study. Depending of the outcome of that study there maybe provisions so the result can mean you would have to resubmit your application. Most likely based on the trip generated it won't warrant a full-blown traffic study

Mr. Williamson state he would make the motion to approve the Dollar General for the waivers, addressing all the comments received from HRG and the Zoning Administrator, addressing the traffic impact and the traffic signal of Rt. 22 and Manor Drive be completed.

Mr. Miller 2nd the motion as stated above.

Motion passed unanimously.

◆ **21.005** Prologis

Mr. Dayton from Snyder, Secary and Assoc. stated this project started last year. This property was only partially zoned to support this application. The industrial district which was along the south side. We submitted to the township that the rest of the 2 parcels be rezoned industrial. The hearing was early this year and it was rezoned. We now have an application for a subdivision. The development has 2 lots the interior lot line will be eliminated to return 104-acre parcel into a 99-acre parcel and the additional 5 acres will be retained by the seller. The project is 1.1 million sq. ft. warehouse, truck docks and trailer storage both the north side and the south side there will be auto parking on either end, or an access off Linglestown Road. The best location to support sight distance and separation from Quality Circle. At this time, it is being reviewed by PennDOT. We have comments from the staff and HRG. I don't think there is anything in here that we can't take care of.

Mr. Mula stated that they would now allow public comments.

Ms. Jackie Wilbern, 7423 Moyer Road. Can you tell me how many comments by both the staff and engineer?

Mr. Mula stated 15 comments from staff and 55 comments from the engineer.

Ms. Jackie Wilbern asked if the comments were available for a RTN? I would like to know the steep slope calculations have been verified by the Township Engineer. They are showing there are 16 listed on the plan.

Mr. Greenly stated he would have to go back and look at the plan. HRG made no comments of the steep slopes.

Ms. Jackie Wilbern regarding required buffers. The required 50 feet as they the same on the northwest and the top of southwest side on the plan? You have existing trees that are right along the property line and the applicant shows the required buffer is right in the middle of the actual warehouse but there is a section missing on the northwest and also northeast side I ask that you look at that also. The ordinance does require a buffer.

Mr. Dayton we did the loading area and she's suggesting that the ? be included. We will look at that.

Erik Bair 7069 Moyer Road. I have 3 comments. The WPOD district, the hill side and slope protection overlay district I do not see on the plan that identifies slope protection overlay. They need to be designated. Anything over 25%. The Township Ordinance 195-80 Hillside and overlay district. There is a 100-foot elevation change between the top of the hill and the road. There are a lot of slopes there that are more than 25%. Both need a variance from Zoning and Hearing Board. Any impact to wetlands or the hillside slope protection district requires a variance.

Mr. Greenly stated that is one of our comments that WPOD was not identified on the plan. They will need to add that to the plan along with the buffers. They are applying for a GPA to mitigate the wetland disturbances.

Mr. Bair so they not require a variance from Zoning Hearing Board?

Mr. Greenly stated I am saying it does if they don't show it or the plan or if they are making impacts within those areas. If they are moving wetlands then they don't require a variance. They need to identify on the plans what wetlands are being impacted once located on the plan.

Mr. Bair asked the warehouses across the street have a security fence I don't see any mention of this around this property.

Mr. Dayton stated that the steep slopes, wetlands, and water courses are all subject for review for approval by the state and federal permits. We have applied for a joint permit application to impact and mitigate the wetlands and water courses. The buffer will be showed on the plans along with the steep slopes. We filed for a NPDES permit. Regarding fences it was not included at this point that will depend of the tenant when the time comes.

Mr. Mula asked if there is a timeline?

Mr. Dayton stated I do not have a timeline at this time for the permits will depend on DEP.

Mr. Greenly asked if you could also have the status of the traffic permit.

Mr. Dayton stated that the HOP has been ongoing with PennDOT.

Mr. Mula asked if they are requesting a waiver for Pre-liminary Plan is that do to the timing?

Mr. Dayton stated the plan itself has been submitted. Specifications to both the Pre-liminary and final so it should meet all the requirements. There are no public improvements like street or subdivisions that is why we requested a single entity.

Mr. Greenly stated that I don't think this qualifies for a minor subdivision.

Mr. Enck, 7112 Hillside Road. I seen there are 6 underground tanks along with 3 ponds. How is that going to affect the creeks in our area? On west side of property there's a pond then it goes down between , then down to Winslett. The average rain fall per year will the tanks be able to hold this and how are they going to get rid of the water? May we 5 ¼" of rain, June we got 4 ¼". If you look at the square footage of the building it works out to over 18 gallons of water. I am concerned where this water will go. Also, the hump in the road where you pull out from N. Fairville Ave you can not see over that hill to pull out it dangerous and now you are adding more trucks.

Mr. Dayton stated that the project has a big stormwater management system. There is an underground system, above ground systems, basins and tanks. We have above average infiltration rates.

There was more discussion on the infiltration systems and where they are located.

Mr. Mula asked if they reviewed HRG comments.

Mr. Greenly stated that I think a discussion on the traffic flow to and from the site and the discussion on the stormwater impact downstream. The driveway poses a retaining wall cutting through a natural stream is there a culvert there?

Mr. Dayton responded yes.

There was more discussion about the truck traffic that will be discussed with HRG, Prologis and PennDOT to finalize the traffic issues. There were more discussions about signage and the stormwater which will discussed further between HRG and Prologis.

Mr. Mula asked about the waiver request.

Mr. Greenly stated that they haven't really requested recommendation of approval of waiver. We should leave that up to them. There are many outstanding comments to be addressed.

Mr. Bair asked the Board to take a good look at this plan before making a decision.

Mr. Stewart stated that we don't have to do anything tonight. We have until September 23, 2021.
I would like to table the plan tonight.

Ms. Bezsylo agreed there are too many unanswered questions.

Mr. Stewart made the motion to table Prologis.

Mr. Williamson second the motion.

Mr. Miller abstained

Motion passed unanimously.

VII. Adjournment

Mr. Miller made the motion

Mr. Williamson second the motion

Motion passed unanimously.

Respectfully Submitted,

Sharmaine Harman
Zoning and Planning Admin. Assistant