

**West Hanover Township Planning Commission**  
**7171 Allentown Blvd, Harrisburg, PA 17112**  
**Minutes from December 16, 2021**  
**Members Present**

Richard Mula  
Tom Stewart  
Alan Williamson  
Debra Packer - Absent

Stacey Connors  
Kyle Miller  
Elizabeth Bezsylo (late)

**Staff Present**

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

**Others Present**

John Zervanos – Yingst Homes  
John Murphy – Alpha Consulting Engineer

**I. Call to Order**

The meeting was called to order at 6:00 pm

**II. Roll Call**

1 absent member– Debra Packer

**III. Approval of Minutes – Motion passed to approve November 18, 2021 minutes.**

Ms. Connors made the motion. Seconded by Mr. Williamson.

**Motion passed unanimously**

**IV. Old Business – none**

**New Business**

a. **21- 011** - The Applicant, Brooks Rental Properties Inc, is the owner of real property located 7750 Allentown Blvd. The applicant proposes to construct a 50' x 100' one story commercial building to be used for retail sales, Equipment storage and display of trailers for AJ's Truck and Trailer Center Inc. tax parcels 68-010-042, 68-00-111 and 68-010-112 into two lots.

**Waivers Requested:** 1. Preliminary Plan Section 173-12

2. Street widening and curbing – Section 173-25C(2) and (5) and Section 173-26.A

**Deferral:** Sidewalks – Section 173.F.(14)

**Mr. Murphy** stated that they have received the report from HRG and from county and have no problems with their comments. One correction County stated that there was no parking schedule on the plan when there is one there.

**Mr. Stewart** asked if they would have to go to the zoning hearing board for a variance?

**Mr. Murphy** stated that I was just talking about that because the zoning has in there about sidewalks. I understand that the township is modifying their ordinances next year I don't want to have to go to the zoning hearing board you can make a recommendation and include the sidewalks.

**Ms. Hardman** stated this is required by zoning. You can defer it if it's not in the zoning district that requires it.

**Mr. Murphy** stated if you could make it a conditional recommendation we could work that out prior of going to the Board of Supervisors.

**Ms. Hardman** my comments are the sidewalks was one, the lighting be provided before building permit, the buffer yard shown on Manor and the level 3 screening, the dumpster. Revise the Maintenance Plan to 18-month contract warranty. We discussed no water and no sewer. There is a sewer lateral there from existing building. As far as use of the building they are going to change it to retail sales and add 2 parking spaces and provide a cost estimate, will need developer's agreement , improvement guarantee agreement, security agreement. The area at half driveway half grass will be paved. The wetland study you provided is that the final plan.

**Mr. Murphy** replied yes

**Mr. Greenly** stated that most of his comments have been addressed. The cartway and width of the driveway will need addressed.

**Ms. Connors** asked if they were going to waiver the sidewalks or a deferral.

**Ms. Hardman** stated it would be a deferral not a waiver.

**Mr. Mula** we need a vote on the waivers for Preliminary Plan and waiver for the street widening and curbing.

**Mr. Stewart** made the motion and **Mr. Williamson** second the motion.

**Motion passed unanimously**

**Mr. Mula** stated the deferred sidewalks we will make as a condition prior going to the Board of Supervisors.

**Mr. Stewart** stated that he would make that motion to defer sidewalks but make it a condition prior going to the Board of Supervisors and with statements from the township staff and engineer be meant. **Mr. Williamson** second the motion.

**Motion passed unanimously**

**b. 21.01 - Conditional Use application for Christian and Amy Murray # 21.01, 7353 Sleepy Hollow Road**

**Mr. Zervanos**, Yingst Homes, I am here to represent the applicant.

**Ms. Hardman** stated that it's a conditional use to build a house in the Conservation District. There are no wetlands, steep slopes, or ponds. It borders R#1 beside it and across the street is residential. They meet all the conditions to grant a conditional use. .They are maintaining 90 percent of open space they meet all the setbacks required. The site distance of the driveway is the only thing I see.

**Mr. Zervanos** stated that the previous applicant had gotten a grading easement for in the Township right away for additional grading on the driveway so that we can achieve the sight distance.

**Ms. Hardman** stated that the easement must be recorded before it goes to the hearing. The hearing is scheduled for January 20, 2022 at the Board of Supervisors meeting.

**Mr. Stewart** made the motion to approve the conditional use with the condition that the easement is provided and the sight distance to the left is addressed. **Mr. Williams** seconded the motion.

**Motion passed unanimously**

**V. Public Comment**

**Richard Enck** made comments that did not pertain to the items on the agenda. Items should go to the Board of Supervisors for comments.

**VI. Any Other Business That May Come Before the Board – None**

**VII. Adjournment**

**Mr. Mula** we need a motion to adjourn meeting.

**Mr. Stewart** made the motion; **Mr. Williamson** seconded the motion.

**Motion passed unanimously**

