

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from February 27, 2022
Members Present

Richard Mula
Tom Stewart
Alan Williamson
Debra Packer - Absent

Stacey Connors
Kyle Miller
Elizabeth Bezsytko-Absent

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman, Administrative Assistant
HRG, Township Engineer

Others Present

Mr. Raudenbush, Navarro and Wright Consulting Engineers
Mr. Enck

- I. **CALL TO ORDER:** Chairman
- II. **ROLL CALL:** Noted by Secretary
- III. **APPROVAL OF MINUTES:** February 24, 2022
- IV. **PUBLIC COMMENT - None**
- V. **OLD BUSINESS** 22.001 The Applicant, Hillcrest Properties, LLC, are the equitable owners of real property located at 7799 Allentown Boulevard. The applicant proposes to construct two commercial buildings. One 4,800 square foot building with a bank and two retail spaces and second 12,025 square foot building for retail general use. The engineer for the land development plan is Navarro & Wright Consulting Engineers Inc.
 - a. **Waivers:** Section 173-11 Preliminary Plan

Mr. Raudenbush – I am a substitute for the Project Manager of this project. I have read through the township and engineer's comments and at this time I will answer any questions you may have.

Ms. Hardman asked if the plan has been sent to Public Safety Advisory Board for review?

Mr. Miller stated that he is on that Board and has not seen the plan. If you could send the plan to us for review please send it to my attention.

Ms. Hardman stated that we need the sewer plan sent to the sewer authority. I have two zoning comments you need to add maintenance plan and planting schedule to landscape plan on pages 7 of 12. Section 195-123D(2)2 and the second item is add street trees to the landscape plan and show street trees along Manor and Somerset Street: page 7 thru 12 Section 195-123B

Mr. Hoffman, HRG commented on the issues of subdivision/ land development are minor. Stormwater plans we did not receive in time to do a report for this meeting.

Mr. Stewart asked what is the sewage exception?

Ms. Hardman stated that it must be reviewed by DEP. Its like a module that DEP must approve. We do already have that. They still must submit Improvement Guarantee and an agreement with the Sewer Department, and a maintenance plan needs to be added to the sheet.

Mr. Hoffman, HRG stated they need the traffic impact study comments from the Dollar General and this plan since you combined the 2 projects.

Mr. Raudenbush stated that he would give all our comments to the Engineer on this project for them to review and send their comments to HRG and Zoning Administrator.

Ms. Hardman stated the traffic study is still in the draft form that it is not final. Its up to the Planning Commission if you want to table this until the stormwater plan is reviewed.

Mr. Mula stated that do to the fact there are comments not answered and stormwater not reviewed what does the Board feels.?

Mr. Stewart stated he would make the motion to table the plan until more of the comments were addressed and review of the stormwater plans by HRG are complete.

Mr. Williamson seconded the motion.

Motion passed unanimously.

VI. NEW BUSINESS – None

VII. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

VIII. ADJOURNMENT

**Mr. Stewart made the motion, seconded by Mr. Williamson
Meeting Adjourned.**