

West Hanover Township Planning Commission
7171 Allentown Blvd, Harrisburg, PA 17112
Minutes from April 28, 2022
Members Present

Richard Mula
Tom Stewart
Alan Williamson
Elizabeth Bezsylko - Absent

Stacey Connors
Kyle Miller

Staff Present

Janet Hardman, Zoning & Planning Administrator
Sharmaine Harman, Administrative Assistant
J.J. Johnson - HRG

Others Present

Tim Mellott - Mellott Engineering
John Zervanos – Yingst Homes
Mr. Enck
Ms. Champagne

I. Call to Order

The meeting was called to order at 7:00 pm

II. Roll Call

Ms. Bezsylko - Absent

III. Approval of Minutes – Motion to approve minutes from March 24, 2022

Mr. Stewart made the motion. Mr. Miller seconded the motion (correction needed for the time meeting started from 6:00 pm to 7:00 pm)

IV. Public Comment

Mr. Enck - stated that the Board needs to think about preserving farmland there are not that many farms left.

Ms. Champagne – A developer is asking for a waiver for a subdivision that will allow 115 townhomes. The township has a requirement for developers. Unless they have a development proposal they are required to submit a preliminary plan when there are 4 or more townhouses before the final plan. The section 173.12 of ordinances states this. MPC section 512.1B states that in order for a waiver to be legal the request for the waiver must state in full the facts of the hardship on which the request is made. I would like to see the developers of West Hanover have to follow this ordinance. The plan should be denied to allow the public to review it.

V. New Business –

a. 22.002 The Townes of Oak Grove – The Applicant, Fishing Creek Valley Associates, LP are the equitable owners of real property located at 201 Oak Grove Road. The applicant proposes to construct 102 townhouses and one existing single family detached dwelling. The engineer for the land development is Mellott Engineering Inc.

1. Waivers – Section 173-11 Preliminary Plan (*Section 173.11 is incorrect the Section is 173.12).

Mr. Mellott – stated that this is a 23-acre plot. The property is zoned R-3 suburban residential. Environmental features consist of wetlands and a pond. All wetlands and pond will be preserved. This will be a single-family residential community. Everything will be privately owned. All improvements will be maintained by the HOA. The plan will be developed as a Planned Community under the Planned Community Act. You can purchase a unit, but the property will be single common ownership. All homes will have a rear driveway access. They will be a recreation fee that will be paid to the township. This will be public sewer, public water, and public fire hydrants. All road maintenance will be maintained by the HOA; the township will not be responsible for the stormwater or the roads in this development. We will be obtaining a NPDES permit and the HOP. There are 3 stormwater basins within the project. One waiver is requested which is for a final plan. Preliminary plans are proposed when there is a multiply phases or subdivisions for public improvements. This is a straight land development plan. Preliminary plan versus Final plan. There are no design changes, no differences from the requirements its literally a word on the plan. We are good with the comments made by the township and HRG.

Ms. Hardman stated that they discussed her comments, and they are going to take care of them

Mr. Johnson (HRG) stated his comments are minor. There will be no maintenance or stormwater that the township will be involved with the HOA will take care of all necessary items. I would like to see a screening around the few homes on Oak Grove Road.

Mr. Mellott stated that they would add that to the plan.

Ms. Connors asked if there would be an easement for access to the fire hydrants.

Mr. Mellott stated that there would be

There was more discussion on the Preliminary versus Final Plan that will be discussed in the next meeting.

Mr. Mula asked if there were any other comments? We will move on for the vote of the waiver 173.12 Preliminary Waiver.

Mr. Stewart made the motion

Mr. Williamson seconded the motion

Motion passed unanimously.

Mr. Mula stated that we need a motion to approve the plan.

Mr. Stewart make the motion to approve the plan with all comments from township and engineer are addressed.

Mr. Williams seconded the motion.

Motion passed with Mr. Miller abstaining.

VI. Old Business - None

VII. Any Other Business that may come before the Commission

a. West Hanover Township Zoning Ordinance Rewrite Update.

VIII. Adjournment

Mr. Stewart mad the motion, Ms. Connors second the motion.

Motion passed unanimously

