

**Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Wednesday, August 7, 2024**

Planning Commission:

Jack Studer, Chairman

Kevin Stoehr, Vice Chairman

Philip Zulli, Secretary

Thomas Scott-absent

Trevor Spivey

Township Personnel:

Eckert Seamans, Solicitor

Brian Engle, Township Engineer

Gerald Duke, DCPC

Lynn Wuestner, Township Manager

Karleigh Killinger, Admin. Assistant

Public Present: Brian Weiss, Marissa LaValle, Linda McKinney, Keith and Gwen Leushiner, Marlo and Posh Naylor, William and Kathey Fry, Terri Delo, Paul and Linda Stuber, Craig Fortna, John Murphy, Justin Gulliver, Lauren Leuschner, Cindy and Rob Maselko, Al DeGeneres, Lauren Kelly, Nick and Brianna Swank, Mel Watts, Kim DeBock, Steve Cordaro

Call to Order:

Chairman Studer called the Township of South Hanover Planning Commission meeting to order on Wednesday August 7, 2024, at 6:33 p.m.

Public Comment:

Chairman Studer opened Public Comment stating that he was sure that everyone got a letter from the Hanover Company explaining the By-Right plans they submitted. Chairman Studer explained that Public Comment would be held to three minutes per person and no questions will be answered during Public Comment.

Justin Gulliver 14 Grandview Drive- Mr. Gulliver stated that he has many opinions about the plans that were submitted and has done a lot of research. He feels that the neighborhood got screwed years ago when it was rezoned, and they continue to get screwed now. Instead of hearing animals at 6 a.m. he will now hear back up sounds, horns, and truck noise. When will the neighbors be considered?

Linda Stuber-19 Wagner St- Linda and her husband have lived on Wagner for many years. In the original plans submitted by the Hanover Company, they were not using Wagner St. But now the plans include not only Wagner Street but Stuber's driveway. However, the By-Right plans need to follow Ordinances. The Stuber's have been to all the meetings and the Hanover Group has been working with the Township who has been keeping the resident's best interest in mind. Now the plans have changed, and the original ones were much better.

William Fry-Arwin Drive- Mr. Fry stated that the last thing the residents need on Grandview is more traffic. It's a crap road. How many more houses will be added with the submittal of the Hanover Group plans? Union Deposit Road is also a disaster. People who live here now already must fight their way through.

Approval of Minutes:

Motion: Vice-Chairman Kevin Stoehr made a motion to approve the meeting minutes of June 4, 2024, with corrections. Seconded by Trevor Spivey. Motion passed with a 4-0 vote.

Solicitor's Report: The Solicitor had nothing to report.

Engineer's Report:

Ebersole- 376 N. Hoernerstown Road- Engineer Engle presented the Land Development Plan for 376 N. Hoernerstown Road. Vice Chairman Stoehr made a motion to accept the plan. Seconded by Secretary Zulli. Motion passed:4-0.

HCI DP Land Acquisition LLC - Grandview Homes Preliminary Subdivision Plan

56 **HCI DP Land Acquisition LLC - Hummelstown Quarry - Industrial Park Preliminary Land Development Plan-**

57 Engineer Engle reminded everyone that these plans were for acceptance only. Both the Supervisors and residents
58 received letters explaining the situation. The Hanover Group wanted to put a stake in the ground but also explained
59 that they are willing to work with the Township. With the plans submitted, we have 90 days to review but it was also
60 stated that they are willing to waive the review period. Chairman Studer explained that what is proposed can be done.
61 However, we all know that no one wants traffic on Grandview, especially trucks. South Hanover Township has been
62 working with the Hanover Group but there are others who also need to approve. By law, the plans need to be accepted
63 for review.

64 Vice Chairman Stoehr made a motion to accept for review of the Grandview Homes Preliminary Subdivision Plan.
65 Seconded by Trevor Spivey. Motion passed: 3-0. Secretary Zulli abstained.

66 Vice Chairman Stoehr made a motion to accept for review the Hummelstown Quarry - Industrial Park Preliminary
67 Land Development Plan. Trevor Spivey seconded. Motion passed 3-1. Mr. Zulli voted no.

68 **South Hanover Township - Public Works Facility - Preliminary-Final Subdivision & Lot Add-On Plan**

69 Engineer Engle presented the plans for the new Public Works Facility. Phil Zulli made a motion to accept the plans for review.
70 Seconded by Vice Chairman Stoehr. Motion passed 4-0.

71 **McKinney - 41 Hanshue Road** - Sketch Plan Review -A representative for the landowner, Terri Delo presented
72 discussion on the property owned by Ms. McKinney and 5 possible landowners of the subdivision. The plan includes
73 67 acres which Ms. McKinney would like to subdivide. The plan includes a portion of the southwest corner of the
74 northern section of Hanshue Road. The family in attendance would take the 5 lots. Rettew's review letter included road
75 widening and sidewalk questions. This portion of Hanshue is part of the Master Trail. What does the plan mean for
76 the subdivision? Does this need to go along the frontage of all 67 acres? Do sidewalks need to be on both sides of
77 Hanshue Road? What can be done for the subdivision? Ms. Delo said the sidewalk down the road is not connected to
78 the property. What will the Township require? The park trail ends just shy of the 5 homes. The site distance will be
79 reviewed. Ms. McKinney is looking at a significant cut into the embankment for the road widening. Curbing should
80 not be a factor. Another concern is the drainage across Hanshue.

81 Trevor Spivey said Hershey Trust was required to widen the road at the turning point due to the site distance. Chairman
82 Studer asked if there was a deferral for Hershey Trust on the sidewalks. Engineer Engle said he would have to check
83 the deed. Stephen Cordaro, who was attending the meeting, said he believed it may have been a developer's agreement.
84 Chairman Studer explained that normally the PC does not grant waivers for sidewalks. Normally deferrals are granted.
85 In this case, the Trail Master Plan shows the bike path and sidewalk so if a deferral was granted, the owner would
86 eventually be responsible for the bike path and/or sidewalk. Manager Wuestner said that this area is one of the top 3
87 areas of the Master Trail Plan. Engineer Engle said the Township may want to require it now. Ms. Delo asked if the
88 entire frontage would need to be a sidewalk or walking path. A walking path would be more feasible and easier to
89 maintain. Engineer Engle also stated that a fifty foot right -of- way would need to be included. Ms. Delo stated the
90 family would not want it going through their yards. Ms. Delo asked if Hanshue Road was considered a minor road.
91 Will the Township look for the plans to include the widening? Can there be deferrals? Ms. McKinney does not plan on
92 a big development, so the widening of the road would be very expensive. Secretary Zulli asked Engineer Engle the
93 difference in the cost of a walking trail and sidewalk. Obviously, the walking trail is cheaper. Secretary Zulli asked
94 how far along is the Township with implementation of the Trail Master plan. He wants the Township to be sensitive to
95 Ms. McKinney as it is not a big developer trying to build homes. Engineer Engle said that it is better to include now
96 than later. Ms. Delo expressed great concern about the expense of the Township requirements. A family member asked
97 if the new homes would be required to connect to the sewer. Engineer Engle mentioned that the Township does not
98 normally waive the connection. It is required within 1000 feet of a connection.

99 **Kotsalos - 55 East Canal Street - Sketch Plan:**

100 John Murphy, representing the Kotsalos family, said that they are looking to subdivide 4 acres off East Main into 5
101 parcels. A July 30 review from Rettew was included. Chairman Studer said that he thought the Village must have lots
102 and it looks like there is only one lot and not 5. Why would they not have 5 lots? Mr. Murphy said it could be
103 accomplished but the family liked a different layout. Chairman Studer also asked if the driveway off East Main would
104 be private. Mr. Murphy replied that it would be private, and they understood that the maintenance of the drive would
105 be the responsibility of the homeowners. Chairman Studer then asked if they would be asking for a Zoning Amendment.
106 Mr. Murphy said that an amendment might be possible. Trevor Spivey asked if they would be hooked into public sewer.
107 Mr. Murphy acknowledged the requirement to hook into public sewer. Chairman Studer asked if there was an area

111 that a second access could be placed.
112

113 **Manager Report:**

114 The Township has been working a little over a year on the Master Trail Plan. Led by a Steering Committee, the plan
115 includes sidewalks, trails, and bike paths. The three main areas include Red Top Road and Hayshed, Hanshue Park
116 connecting the entire loop around the Hershey Trust Property, and the third area is near the Quarry due to possible
117 future development. Another goal is to connect all the areas near the elementary school so that kids can walk to school.
118 Chairman Studer asked if the realignment should be done to Hayshed Road to get it away from the curve on Red Top
119 Road. Trevor Spivey thought that a possible connection could be by the pump station near Willow Creek. Chairman
120 Studer also added that another possibility would be a trail by the Hanover Group around the Quarry property. Manager
121 Wuestner stated that while doing this plan, it was discovered that there are paths that lead all along Swatara Creek.
122 The red lines on the map are the proposed sidewalks. This Master Trail Plan will be adopted by the supervisors and
123 will be a working document to assist with grant applications. Manager Wuestner asked Mr. Duke what the next step
124 would be. He said that this document will give the Township something official to show developers. Vice Chairman
125 Stoehr stated he saw the bridge off Orchard on the plan. Manager Wuestner explained that the Steering Committee
126 wanted to put it on the map for future options. It is a genuinely nice area with an additional bridge that is not far from
127 the Stream Restoration project.
128

129 **Chairman's Report:** no report.
130

131 **Other Business:**

132 Secretary Zulli asked where the Township is on the Zoning Amendment for the Quarry project. Has it been adopted?
133 He also asked if there are additional things that can be done about the lighting. Chairman Studer reminded the
134 Commissioners that it was already reviewed but not approved.

135 Trevor Spivey asked about pins on the official map. He realized the areas around the school are not owned by the
136 Township and it says that the school owns it. How can the GIS mapping be more accurate?
137

138 **Adjournment:** Secretary Zulli made a motion to adjourn. Seconded by Vice Chairman Stoehr. The meeting was
139 adjourned at 7:58 p.m.
140

141 Respectfully Submitted,
142

143 Lynn Wuestner
144 Manager