

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION**

January 4, 2023

6:30 PM

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, January 4, 2023 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised.

In attendance were Commission members Baum, Dunn, Edwards, Graham, Johnson, and Chairman Hegberg. Also, present were Planning & Engineering Administrative Assistant Lisa Graham-Herrick; In addition, Mark Magrecki, Penn Terra Engineering, Inc.; Wendy Fulton, The Keith Corporation (TKC), Contractor for Tractor Supply; and Robert Holt, a citizen of the Borough of Hanover. Commission member Funk was not in attendance.

Approval of the Minutes: Mr. Johnson moved, seconded by Mr. Graham to approve the Minutes of November 2, 2022, meeting as written. Motion carried.

Old Business: Chairman Hegberg reported that at the request of the applicant, the Cherry Tree 5 – JA Myers (Cherry Tree Court) has been tabled until the February 1, 2023 Planning Commission Meeting. The applicant is going before the Zoning Hearing Board on January 16, 2023 for a decision on a request for Special Exception for Multi-Family Dwelling(s). The Planning Commission is still awaiting revised plans from the applicant. The deadline for making a decision with the extension request is March 31, 2023.

Zoning Matters: Chairman Hegberg reported on the Zoning Hearing Board (ZHB) decisions from the following ZHB Applications heard at the November 21, 2022, hearing:

A Special Exception request submitted by Larry Redding to build a multi-family dwelling unit consisting of 12 one-bedroom apartments in the proximity of 751 George Street, adjacent to the existing multi-family dwelling complex which was continued at the September 19, 2022 Zoning Hearing and again at the October 17, 2022 Zoning Hearing was formally withdrawn at the November 21, 2022 Zoning Hearing.

A Special Exception request submitted by Royal Building Inc./JA Myers for the construction of a 120 Unit Garden Apartment Court at Cherry Tree Court was continued at the October 17, 2022 Zoning Hearing and again at the November 21, 2022 Zoning Hearing. This request will be heard for decision at the January 16, 2023 Zoning Hearing.

A Use Variance request submitted by Andy Ramos for a self-storage facility at the 224 N. Forney Avenue was submitted to be heard at the January 16, 2023 Zoning Hearing. After a brief discussion, Mr. Dunn moved, seconded by Mr. Graham, to recommend denial of the application to the Zoning Hearing Board based on the current Zoning Ordinance. Motion carried with Mr. Johnson voting nay.

New Business: Chairman Hegberg asked Mr. Magrecki to speak on behalf of a Preliminary/Final Subdivision Plan submitted by Penn Terra Engineering, Inc. for the subdivision of a parcel and construction of a new Tractor Supply facility at 230 Wilson Avenue, Hanover, PA. Mr. Magrecki acknowledged the comments in the review letter from Rettew on behalf of the Borough. A brief discussion ensued with attention to concerns regarding the stormwater management of the site as well as landscaping. Mr. Magrecki noted that these issues would be addressed, and a revised plan is forthcoming.

Public Comment: There was no public comment.

Adjournment: Chairman Hegberg thanked all for their attendance this evening. Mr. Graham moved, seconded by Mr. Edwards, to adjourn the meeting at 7:25PM. Motion carried.

Respectfully submitted,

Lisa M. Graham-Herrick
*Administrative Assistant to the
Department of Planning & Engineering
Borough of Hanover*