

MINUTES OF THE HANOVER BOROUGH PLANNING COMMISSION

February 2, 2022

Chairman Seibel convened the meeting at 6:30 PM on Wednesday, February 2, 2022, in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, Pennsylvania, as advertised.

In attendance were Commission members Becker, Edwards, Funk, Hegberg, Seitz, and Chairman Seibel. Also, present was Staff Member Planning & Engineering Director Mains. In addition, there were 6 members of the community present. Commission member Roland was not present.

Approval of the Minutes: Mr. Funk moved, seconded by Mr. Edwards to approve the Minutes of January 5, 2022 meeting as written. Motion carried.

Old Business: Mr. Seibel noted that the working draft of the Short-Term Rental Zoning edits had been circulated and asked if any members had questions or comments. Mr. Hegberg asked that the criteria on the maximum occupancy per bedroom be revised to remove the “two additional occupants” per bedroom. Further, Mr. Hegberg noted his concerns with requiring all parking to be located “onsite” in the downtown area. Mr. Funk asked that parking regulations remain strict in the “area of the square”. After some discussion, it was agreed to adjust the parking regulations; create separate parking criteria within the medium / higher density residential districts and the lower density residential districts. Mr. Mains will make edits of the discussed ordinance language and distribute for the review / confirmation of PC. With that change noted, the Commission, on a motion by Mr. Hegberg and seconded by Mr. Seitz, recommended the working draft be moved to York County Planning Commission for review and Council for scheduling of mandated public hearings/comment. Motion carried.

Mr. Mains also updated the Commission on the status of the 6-month zoning ordinance edits noting that a working draft of that document would be distributed prior to and for the March planning meeting.

ZONING MATTERS

Mr. Mains reviewed a change in policy on the way in which the Borough accepts and processes zoning related requests, noting that a separate permit will now be issued. An additional zoning module for the iWorQ platform will be purchased (as approved by Council).

Mr. Mains reviewed the Zoning Hearing Board applications from the January session, noting that all applications had been approved.

New Business: The Planning Commission was presented with a two-lot subdivision for 106 and 108 Fulton Street. Mr. John Lingg, representing Winnere Capital, LLC owner Clayton A. Lingg, was present to discuss the plan. After a brief discussion of the proposal, the Planning Commission, on a motion by Mr. Hegberg and seconded by Mr. Funk, recommended approval of the plan to Council conditioned on the items of review of the Department of Planning & Engineering, by letter dated January 26, 2022. Motion carried.

An additional motion was made by Mr. Hegberg, seconded by Mr. Seitz, to recommend the approval of the Declaration of Non-Building Sewage Facilities Planning Form for the subdivision. Motion carried.

Public Comment: Two individuals provided public comment. Ms. Lora Cecere Hypes, a resident, noted her concerns with the lack of clarity on the definition of what constitutes a “nuisance” as referenced in a previous draft of the short-term rental zoning ordinance edits. Mr. Seibel noted that they would look into it. Mr. Kauffman, a resident and business owner, expressed a concern for a future development of the vacant tract near the Cherry Tree 4 residential development. He was concerned with the impact of additional children on the school system as well as some site constraints such as conflicts with the rail trail, stormwater runoff, etc. Being that there is no active plan for development, the comments were received and noted for the record.

Adjournment: Chairman Seibel thanked all for their attendance this evening. Mr. Funk moved, seconded by Mr. Edwards to adjourn the meeting at 7:12PM. Motion carried.

Respectfully submitted,

P. Eric Mains, PE

Director

Department of Planning & Engineering

Borough of Hanover