

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION**

March 1, 2023

6:30 PM

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, March 1, 2023 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised.

In attendance were Commission members Baum, Dunn, Edwards, Funk, Graham, Johnson, and Chairman Hegberg. Also, present were Planning & Engineering Director Mains; 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; Ron Brown, Group Hanover, Inc.; and several citizens of the Borough of Hanover.

Approval of the Minutes: Mr. Graham moved, seconded by Mr. Edwards to approve the Minutes of January 4, 2023 meeting as written. Motion carried.

Old Business: Director Mains reported that a 90-day time extension request has been submitted by Gordon L. Brown & Associates, Inc., the applicant for the Cherry Tree 5 – JA Myers (Cherry Tree Court) Land Development Plan. With this new 90-day extension, the deadline for a decision is June 30, 2023.

At this time, Mr. Magrecki briefly addressed the Commission with revisions to the Land Development Plan for the proposed Tractor Supply project. Mr. Magrecki reported that a revised plan will be submitted to the Planning Commission in the next month along with a time extension request for an additional 60 days from the March 28, 2023 deadline for action.

Zoning Matters: Director Mains reported on the Zoning Hearing Board (ZHB) decisions from the following ZHB Applications heard at the January 16, 2023, 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 approved 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 denied.

Director Mains reported that a Conditional Use Hearing was held on January 25, 2023 for 223 Carlisle Street, Hanover, PA. The Borough Council granted approval for the requested Conditional Use. In addition, a Conditional Use Hearing was held on February 28, 2023 for 1100 E. Walnut Street, Hanover, PA. The Borough Council tabled a decision and will set a Decisional Hearing in the next several weeks to be advertised.

New Business: Director Mains reported that a Preliminary/Final Land Development Plan was submitted by Group Hanover, Inc., on behalf of 460 & 470 High Street, LLC. The applicant has requested discussion and presentation of the plan be tabled until the April 5, 2023 Planning Commission Meeting.

Director Mains asked Ron Brown of Group Hanover, Inc. to speak briefly on the Preliminary/Final Subdivision Plan submitted on behalf of R.H. Sheppard for the consolidation of seven (7) consecutive existing parcels along East Middle Street into three (3) consolidated/subdivided parcels. Mr. Brown noted the purpose of this proposed project is to clean up the parcels as R.H. Sheppard will be operating as two separate entities and the land consolidation will align the land appropriately for R.H. Sheppard. Director Mains noted there are still a few items from his review letter being addressed, but he takes no issue with the plan once these items are completed. Mr. Funk moved, seconded by Mr. Graham to recommend conditional approval of this plan to Borough Council. Motion carried.

Public Comment: Five (5) members of the public were present. Chairman Hegberg asked anyone wishing to make comment to step forward and speak. Tammy Gobrecht, 717 Ash Drive, Hanover, PA spoke briefly regarding the proposed Cherry Tree 5 project. Ms. Gobrecht noted she is in opposition to the garden apartments. Mark Kauffman, 745 Spruce Drive, Hanover, PA spoke briefly regarding the Cherry Tree 5 project noting his extreme opposition. Audrey Coppersmith, 412 Osage Drive, Hanover, expressed her disappointment and noted she is extremely upset with the proposed Cherry Tree 5 project.

Adjournment: Chairman Hegberg thanked all for their attendance this evening. Mr. Baum moved, seconded by Mr. Edwards, to adjourn the meeting at 7:52PM. Motion carried.

Respectfully submitted,

Lisa M. Graham-Herrick

Administrative Assistant to the

Department of Planning & Engineering

Borough of Hanover