

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION**

April 5, 2023

6:30 PM

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, April 5, 2023 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised.

In attendance were Commission members Dunn, Edwards, Funk, Graham, Johnson, and Chairman Hegberg. Also, present were Planning & Engineering Director Mains; Planning & Engineering Administrative Assistant Lisa Graham-Herrick; In addition, Meghan Anderson, Group Hanover, Inc.; Scott Gunnet, Hanover Land Services, Inc.; and several citizens of the Borough of Hanover. Commission member Baum was not in attendance.

Approval of the Minutes: Mr. Funk moved, seconded by Mr. Dunn, to approve the Minutes of March 1, 2023 meeting as written. Motion carried.

Old Business: Chairman Hegberg requested Meghan Anderson of Group Hanover, Inc. to speak on behalf of the Preliminary/Final Land Development plan submitted for 460 & 470 High Street, LLC. Ms. Anderson acknowledged receiving the technical review letter from Rettew and noted she is working on those comments. A brief discussion ensued regarding Rettew's comments. Director Mains noted that there is currently no Comprehensive Recreational Plan, and the Borough of Hanover is not permitted to collect an in lieu of fee. As a compromise, it has been offered by the developer to install a park bench, to be dedicated to the Borough. A brief discussion ensued regarding how to address the issue of recreational "enhancement".— Mr. Funk moved, seconded by Mr. Johnson to recommend conditional approval to Council, subject to the conditions as noted on the technical review letter, dated March 31, 2023, with a subsequent condition being the applicant install standard bike racks in the downtown district of the Borough.

Communications: There were no communications to report.

Zoning Matters: Director Mains reported that Borough Council approved the Conditional Use Request for John & Janet Sipling, 1100 E. Walnut Street, Hanover, PA at the Conditional Use Decisional Hearing held on March 22, 2023 at 6:45PM

Director Mains reported that a second Zoning Hearing Board application for a Variance was submitted on March 20, 2023 by Andy Ramos at 224 N. Forney Avenue. The first application was denied by the Zoning Hearing Board (ZHB) as the applicant was unable to establish any unique physical circumstances or conditions as required in Section 140-303(D) of the Borough of Hanover Zoning Ordinance. It was noted that the Hanover Evening Sun changed their advertising deadlines, so this hearing was unable to be advertised in time for an April Zoning Hearing. This application will be heard on May 15, 2023 at the regularly scheduled Zoning Hearing. After a brief discussion ensued, noting that the application does not appear to provide

adequate proof that physical circumstances are uniquely limiting the development of this property, Mr. Dunn moved, seconded by Mr. Graham, to recommend denial of the Variance request to the Zoning Hearing Board (ZHB) in the form of a letter from the Planning Commission to the ZHB, based on the current Zoning Ordinance. Motion carried.

New Business: Chairman Hegberg asked Scott Gunnet, Hanover Land Services, Inc. to speak on behalf of a Reverse Subdivision & Land Development Plan submitted by HLS, Inc. on behalf of Miller-Redding Partnership – Mr. Storage of Hanover. A brief discussion ensued regarding the project. It was determined several items still need to be addressed and a revised plan will be submitted for review and comment by Rettew & Associates, the Engineering firm contracted by the Borough. Mr. Graham moved, seconded by Mr. Dunn, to table any action at this time. Motion carried.

Mr. Gunnet presented the following waiver requests:

- **§320-26 -Preliminary Plan Submission Procedures**
- **§320-28-E.12.a – Street Lighting & Private Property Lighting**
- **§320-56 – Building Base Landscaping**

Mr. Graham moved, seconded by Mr. Johnson, to recommend Council approve all waivers as requested. Motion carried.

Public Comment: Three (3) members of the public were present. Chairman Hegberg asked anyone wishing to make comment to step forward and speak. Robert Holt, P.O. Box 1131, Hanover, PA commented on the Land Development Plan for 460 & 470 High Street, LLC noting that he feels the project will increase traffic and suggested traffic enforcement/traffic control should be considered.

Adjournment: Chairman Hegberg thanked all for their attendance this evening. Mr. Funk moved, seconded by Mr. Dunn, 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*