

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION**

May 3, 2023

6:30 PM

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, May 3, 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, Utilities Business Manager Tom Brinson and Third-Party Borough Engineer Mike Knouse, Rettew & Associates; In addition, Mark Magrecki, Penn Terra Engineering, Inc.; Scott Gunnet, Hanover Land Services, Inc.; and several citizens of the Borough of Hanover. Commission member Funk was not in attendance.

Approval of the Minutes: Mr. Graham moved, seconded by Mr. Johnson, to approve the Minutes of the April 5, 2023 meeting as written. Motion carried.

Old Business: Chairman Hegberg requested Mark Magrecki of Penn Terra Engineering, Inc. to speak on behalf of the Preliminary/Final Subdivision & Land Development plan for 230 Wilson Avenue, Hanover, PA – Tractor Supply. Mr. Magrecki presented the revised plans for TSC – CCCVII, LLC – Tractor Supply. Mr. Magrecki presented the following waiver requests for consideration with the revised plans:

- **§320.14 – Preliminary Plan Submission** – The applicant has requested a waiver of the requirement to submit a Preliminary Plan and, in the alternative, proposes to submit a Preliminary/Final Subdivision and Land Development Plan.
- **§320.27 - Sidewalks** – The applicant has requested a waiver of the requirement to provide sidewalk along the street frontage.

Mr. Johnson moved, seconded by Mr. Graham, to recommend approval of deferral of the sidewalk along the road frontage from the access drive to adjacent lot, pending receipt of a revised written request and applicable notation being provided on the plan. Motion carried.

Mr. Johnson moved, seconded by Mr. Graham, to recommend to Borough Council approval of waivers from the preliminary plan requirements. Motion carried.

Mr. Dunn moved, seconded by Mr. Johnson, to recommend conditional approval of the Preliminary/Final Land Development Plan for TKC, CCCVIII LLC – 230 Wilson Avenue, Hanover, PA - Tractor Supply. Motion carried.

Chairman Hegberg requested Scott Gunnet of Hanover Land Service, Inc. to speak on behalf of a Reverse Subdivision & Land Development Plan submitted by HLS, Inc. on behalf of Miller-Redding Partnership for 310 Juniper Lane - Mr. Storage of Hanover. Mr. Gunnnett noted that all waiver requests were approved at the April 5, 2023 Planning Commission meeting. Mr. Graham moved, seconded by Mr. Johnson to recommend conditional approval to Borough Council, subject to the conditions noted on the technical review letter, dated April 28, 2023. Motion carried.

Communications: There were no communications to report.

Zoning Matters: There were no zoning matters to report.

New Business: A brief discussion ensued regarding changing the scheduled meeting date of July 5, 2023 for the Planning Commission meeting due to the Independence Day holiday. Mr. Edwards moved, seconded by Mr. Dunn, to change the July Planning Commission Meeting date to July 6, 2023 and have the change advertised accordingly. Motion carried.

Public Comment: Chairman Hegberg asked anyone wishing to make public comment to step forward and speak at this time. Rober Holt, P.O. Box 1131, Hanover, PA thanked the Planning Commission for their work in the Borough and requested that the Planning Commission and Borough Council consider the comments of the members of the Cherry Tree community regarding the proposed Cherry Tree V land development plan. Tammy Gobrecht, 717 Ash Drive, Hanover, PA spoke briefly expressing her concerns with the proposed Cherry Tree V project indicating that she does not believe the project should have been approved at the Zoning Hearing Board level and she acknowledged that she is party to an active lawsuit against the Hanover Borough Zoning Hearing Board. Audrey Coppersmith, 412 Osage Drive, Hanover, PA spoke of her concerns regarding the proposed Cherry Tree V project and indicated that based on the information she has, J.A. Myers has not constructed all stormwater ponds shown in the plans nor are there any fences around the one sediment pond that has been constructed. She expressed concerns about a possible sinkhole under the sediment pond and shared pictures she had.

Adjournment: Chairman Hegberg thanked all for their attendance this evening. Mr. Edwards moved, seconded by Mr. Baum, to adjourn the meeting at 7:20 PM. Motion carried.

Respectfully submitted,

Lisa M. Graham-Herrick

Administrative Assistant to the

Department of Planning & Engineering

Borough of Hanover