

# MINUTES OF THE HANOVER BOROUGH PLANNING COMMISSION

**June 1, 2022**

Chairman Seibel convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, June 1, 2022, in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised.

In attendance were Commission members Baum, Edwards, Funk, Hegberg, Seitz, and Chairman Seibel. Commission member Chuck Hegberg arrived shortly after the start of the meeting. Also, present were Planning & Engineering Director Eric Mains and Administrative Assistant Lisa Graham-Herrick. Commission member Becker was not in attendance. In addition, Shawn Rairigh from Gannett Flemming, Eric Thomas, representing Rutter's Store #33 and Attorney Arthur Becker were present.

**Approval of the Minutes:** Mr. Funk moved, seconded by Mr. Edwards to approve the Minutes of May 4, 2022, meeting as written. Motion carried.

**New Business:** At this time, Mr. Mains requested that we change the order of the agenda to move "New Business" to the first topic of discussion to allow for more detailed discussion of the Zoning Ordinance edits/amendments under "Old Business". All agreed, and Mr. Thomas presented the proposed plan for an expansion at the existing Rutter's Store #33 located at 661-663 Broadway. A brief discussion ensued, Mr. Mains acknowledged he has reviewed the plan and provided Mr. Thomas with some recommendations pertaining to overall plan items and technical stormwater management items. Mr. Hegberg had several stormwater related inquiries. Chairman Seibel called for any additional comments or questions. Mr. Mains commented that it is encouraging to see current businesses investing in existing properties to provide enhancement to the community. Mr. Funk moved, seconded by Mr. Seitz to recommend conditional approval based on the recommendation letters of the Planning & Engineering Department and the York County Planning Commission, dated May 23 and 24, 2022 respectively. Motion carried.

**Old Business:** Chairman Seibel welcomed back Shawn Rairigh, Consultant from Gannett Fleming who has been working on the "6-month" zoning ordinance edits. Mr. Rairigh reviewed the requested edits, as last discussed at the May 4, 2022, PC meeting. A brief discussion of the edits ensued. Focus was specifically on green space in the downtown (impervious coverage), landscaping and addressing stormwater management in the residential areas. Mr. Rairigh noted that the current Stormwater Management Ordinance is solid and only minor edits need to be made to the Zoning Ordinance, as the Stormwater Ordinance covers most issues very well. Mr. Rairigh noted that he will continue to work on the edits as requested by the Planning Commission and return at the July 6, 2022, meeting with a revised draft.

**Zoning Matters:** None.

**Public Comment:** Attorney Arthur Becker requested consideration for a few additional proposed changes to the Zoning Ordinance. His first request for consideration in squaring off the Mixed Use (MU) District down to Allegheny Avenue and across Carlisle Street (per an April 4, 2022 written request). Mr. Becker indicated that he would like to develop and put townhouses on these properties. Additionally, Mr. Becker requested the property owned by Charles Bittinger, located at 1091 Eichelberger Street, be rezoned. This is a 6 acre property on Dart Drive in a split zone. He would like this parcel to have one zoning district, originally asking for Corridor Business (CB) by a March 31, 2022 letter to Director Mains, but willing to consider (PD) for hotel/motel as a permitted use (rather than conditional use). There may be a need to discuss a possible text change for maximum height given a potential hotel end user. Mr. Becker thanked the PC for their consideration. No additional public comment.

**Adjournment:** Chairman Seibel thanked all for their attendance this evening. Mr. Edwards moved, seconded by Mr. Funk to adjourn the meeting at 8:11PM. Motion carried.

Respectfully submitted,

**Lisa M. Graham-Herrick**

*Administrative Assistant to the*

*Department of Planning & Engineering*

*Borough of Hanover*