

MINUTES OF THE HANOVER BOROUGH PLANNING COMMISSION

July 6, 2022

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

In attendance were Commission members Edwards, Funk, Hegberg, Johnson, and Chairman Seibel. Also, present were Planning & Engineering Director Eric Mains, Borough Administrator Amy Hill, and Administrative Assistant Lisa Graham-Herrick. Commission members Baum and Becker were not in attendance. In addition, Robert Dunn, incoming Planning Commission Member; Shawn Rairigh from Gannett Flemming, Attorney Charles Suhr of Stevens & Lee, Matt Hearse, representing Bohler Engineering and Attorney Arthur Becker were present.

Chairman Seibel acknowledged guests and noted that agenda item “Old Business”, would be moved until after “New Business”, given the expected duration of the discussion.

Approval of the Minutes: Mr. Edwards moved, seconded by Mr. Funk to approve the Minutes of June 1, 2022, meeting, as written. Motion carried.

At this time, Chairman Seibel noted that both he and Doug Becker’s terms end on 7/31/22 and both will be retiring. In addition, Tim Seitz retired as of 6/1/22. Borough Council has approved the following appointments and reappointments to the Planning Commission: reappointment of Mr. Steven Edwards for a 4-year term ending 7/31/26; appointment of Mr. Brian Johnson to fill the unexpired term of Tim Seitz this term will expire on 7/31/23; appointment of Mr. Robert Dunn and Mr. Austin Graham for a 4-year term ending 7/31/2026.

Zoning Matters: Mr. Mains presented the following Zoning Hearing Board Applications for review and discussion with the purpose of making a formal recommendation from the Planning Commission to the Zoning Hearing Board regarding each application:

Variance request for the property at 230 Wilson Avenue was submitted on June 16, 2022, by PennTerra Engineering Inc. on behalf of the following parties: TKC CCCVII, LLC (Tractor Supply) and Conewago North Ridge Partners, LP to exceed 10 feet in fence height per Article III, Section 140-504.A of the Hanover Borough Zoning Ordinance. The property is in the PD (Planned Development) District. A brief discussion ensued resulting in full support of the project and agreement to recommend approval to the Zoning Hearing Board.

Dimensional Variance request for lot coverage as well as maximum signage, submitted by Stevens & Lee on behalf of TWAS Properties, LLC c/o PJ Land Development LLC, for the property located at 500 Eisenhower Drive. Attorney Charles Suhr of Stevens & Lee and Matt Hearse of Bohler Engineering were both present to present the proposed project and answer any questions. A brief discussion ensued resulting in full support of the project and agreement to recommend approval to the Zoning Hearing Board.

Special Exception request, submitted by Kristin Hart, 132 Potomac Avenue, Hanover. The applicant is requesting to build an Accessory Dwelling Unit at the rear of her property. A brief discussion ensued resulting in full support of the project and agreement to recommend approval to the Zoning Hearing Board.

New Business: At this time, Mr. Mains reported that he has prepared a working draft of a new Subdivision and Land Development Ordinance (SALDO) of which he will distribute via email to all PC members to be discussed and considered at the August 3, 2022 PC Meeting.

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 June 1, 2022, PC meeting. A brief discussion of the edits ensued. Mr. Rairigh noted that he will continue to work on the edits as requested by the Planning Commission and return at the August 3, 2022, meeting with a revised draft.

Public Comment: None.

Adjournment: Chairman Seibel thanked all for their attendance this evening. Mr. Funk moved, seconded by Mr. Edwards to adjourn the meeting at 8:27PM. Motion carried.

Respectfully submitted,

Lisa M. Graham-Herrick
*Administrative Assistant to the
Department of Planning & Engineering
Borough of Hanover*