

**MINUTES OF THE HANOVER BOROUGH  
PLANNING COMMISSION  
August 2, 2023 @ 6:30 PM**

Chairman Hegberg convened the regularly scheduled meeting of the Planning Commission at 6:30 PM on Wednesday, August 2, 2023 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, PA as advertised.

In attendance were Commission members Dunn, Edwards, Graham, Johnson, and Chairman Hegberg. Also, present were Planning & Engineering Administrative Assistant Lisa Graham-Herrick, Director of Planning & Engineering and Water Resources Eric Mains; In addition, Attorney Taylor Baublitz, of CGA Law Firm; Frank Setlak, Executive Vice President of Riley Welding and Fabricating; and several citizens of the Borough of Hanover. Commission member Baum was not in attendance.

**Reappointments:** Chairman Hegberg reported that the Borough Council at their meeting held Wednesday, June 28, 2023, approved the reappointment of both Charles Hegberg and Brian Johnson to the Planning Commission for a four (4) year term to expire December 31, 2027.

**Approval of the Minutes:** Mr. Graham moved, seconded by Mr. Funk, to approve the Minutes of the May 3, 2023 meeting as written. Motion carried. There were no meetings held on June 7, 2023 and July 6, 2023 as there was no formal business to discuss.

**Old Business:** Chairman Hegberg noted that the Borough Council, at their meeting held Wednesday, June 28, 2023, accepted/granted JA Myers Building & Development/Royal Building, Inc. an extension request until December 27, 2023, for consideration of approval of the Cherry Tree 5 Preliminary Land Development Plan.

**Communications:** There were no communications to report.

**Zoning Matters:** Director Mains reported that two variance request applications were submitted to the Zoning Hearing Board on July 21, 2023. The Zoning Hearing Board will consider these requests at their meeting on Monday, August 21, 2023. Frank Setlak provided a brief narrative of the history of Riley Welding & Fabricating and spoke as to the need for the variance requests. He acknowledged that Riley Welding & Fabricating has a significant parking shortage at their existing facility located at 234-236 W. Chestnut Street and has been provided with an opportunity to purchase the property at 238 W. Chestnut Street, Hanover, PA. Attorney Baublitz noted that application was made for a use variance and a lot coverage variance to purchase 238 W. Chestnut Street, Hanover, PA and install a parking lot. A brief discussion ensued. Mr. Funk moved, seconded by Mr. Edwards, to recommend approval to the Zoning Hearing Board of both variance requests as submitted. Motion carried.

**New Business:** There was no new business to report.

**Public Comment**: Chairman Hegberg asked anyone wishing to make public comment to step forward and speak at this time. Audrey Coppersmith, 412 Osage Drive, Hanover, PA thanked the Borough for their efforts in addressing the curb/sidewalks in Cherry Tree 4. Additionally, she spoke regarding her concerns with the several sink holes which have developed in the Cherry Tree 4 community and urged the Planning Commission to consider how this has affected the homeowners. She asked the Planning Commission to please keep her concerns in mind when considering the proposed land development plan for Cherry Tree 5. Rober Holt, P.O. Box 1131, Hanover, PA thanked the Planning Commission for providing meeting information on the monitors for the public to follow along with and noted he finds it very helpful.

**Adjournment**: Chairman Hegberg thanked all for their attendance this evening. Mr. Edwards moved, seconded by Mr. Funk, to adjourn the meeting at 7:15 PM. Motion carried.

Respectfully submitted,

**Lisa M. Graham-Herrick**

*Administrative Assistant to the  
Department of Planning & Engineering  
Borough of Hanover*