

President Reichart convened the public hearing of Hanover Borough Council for the continuation of Zoning Ordinance Amendment Public Hearing on Wednesday, October 26, 2022, at 6:30 PM in the Hanover Borough Council Chamber, 44 Frederick Street, Hanover, PA, as advertised.

The meeting was conducted in person and via Zoom Webinar with video presentation.

On roll call the following answered as present: Mr. Fuentes, Mrs. Funk, Mrs. C. Greenholt, Mr. G. Greenholt, Mr. Hegberg, Mr. Kress, Mr. Lockard, Mr. Reichart, Mr. Roland, and Dr. Rupp; Mayor Whitman; Solicitor Shultis, Assistant Secretary Meyers, Director of Planning and Engineering Mains (virtually) and Stenographer Deb Zepp.

President Reichart announced that tonight is the time set for Hanover Borough Council to hold a continuation public hearing to obtain further comment from the public and to discuss the text and map of the proposed new Zoning Ordinance Amendment of the Borough of Hanover, proposed Ordinance No. 2330.

President Reichart stated that it was his pleasure to turn the meeting over to the Solicitor to moderate tonight's public hearing.

Solicitor Shultis thanked President Reichart and stated, "In addition to the Council members and staff participation, we will provide an opportunity for verbal comment following the brief presentation of Director Mains.

"As was presented and discussed at the last hearing on September 28, 2022, the proposed ordinance, Ordinance No. 2330, contains a number of revisions to the Borough's Zoning Ordinance, including changes to the official zoning map (changing the zoning districts of a number of properties). Exhibit A to the proposed Ordinance No. 2330 is the proposed revised official zoning map of the Borough as well as a listing of all of the properties affected by zoning map change. In the course of the public notice process, it was determined that there was an error in the listing of the properties contained in the Exhibit A. Seven properties were misidentified in terms of the proposed new zoning district which was changing from M to R5. Fifteen properties were listed within Exhibit A as changing zoning districts when in fact they are not changing zoning districts.

"At the hearing on September 28, 2022, Council reviewed the revision to Exhibit A correcting the error and approved the revision at its public meeting following the hearing. Importantly, no new properties were added to the list of properties. Because the Borough substantially revised the proposed zoning ordinance amendment (specifically the list of properties in Exhibit A), the Borough continued the public hearing to tonight.

"Since our last hearing, we did receive correspondence dated October 19, 2022, from the York County Planning Commission (YCPC) which recommended approval of the proposed zoning ordinance amendment.

"On October 9, 2022, and October 16, 2022, the Legal Notice of tonight's hearing and the Intention to Adopt were re-published in the Hanover Evening Sun, together with a brief summary setting forth all of the provisions in reasonable detail, together with a summary of the revisions.

"On October 7, 2022, written notices listing the location, date and time of this continued hearing were mailed by First Class mail to all of the properties located within the area being rezoned as listed in Exhibit A of the proposed zoning ordinance amendment to the addresses to which tax bills are sent as evidenced by the tax records within the possession of the Borough."

Mr. Shultis then turned the meeting over to President Reichart.

President Reichart noted that Director Mains was connected virtually and asked Director Mains for any comments.

Director Mains stated that he echoed the summary read by Solicitor Shultis, specifically that the Borough does have YCPC's recommendation for approval of the ordinance and that the

Department of Planning and Engineering assisted Solicitor Shultis with the mailings and other postings as required.

Council Question Period

President Reichart then opened up the hearing for questions for Solicitor Shultis or Director Mains from Council members, inquiring by name. No Council member had any question.

Public Comment Period

President Reichart then opened up the hearing for public questions, starting with those in attendance physically.

Ms. Doris Peterman, 189 Primrose Lane, Hanover, PA: Ms. Peterman stated that she has lived at this address for twenty-five (25) years. She stated that she feels the Borough is going in a wrong way because there is too much building and development without really taking the time to look at the land. She added that she feels decisions are being made too quickly. She noted that the creek behind their house has widened because of the water being redirected from the hospital. She added that she believes the water problem is not the homeowner's problem but that it is the Borough's problem. Ms. Peterman related that she sent Director Mains an email and had received a reply from him. She rhetorically asked if Council had driven out to Ridge Ave. to look at how tightly the houses are situated. She feels that the engineer at the Borough is pushing things through too fast.


President Reichart then asked if there were any comments from anyone attending virtually. Noting that there were none, President Reichart closed the public comment portion of the meeting.

Ms. Funk asked Mrs. Peterman if the flooding in her back yard is getting worse. Mrs. Peterman answered that the water can get four (4) to five (5) feet high and that soil has been washing out so that the creek keeps getting wider and wider.

President Reichart then asked Solicitor Shultis to share any written comment submitted. Solicitor Shultis related that there had been one written comment for the previous hearing, but that there were none since that time. Director Mains confirmed that he had not received any written comment either.

President Reichart then requested a motion to adjourn the meeting. Dr. Rupp motioned; Mr. Hegberg seconded; motion carried. Meeting was adjourned at 7:13 PM.

Respectfully submitted,


Valerie G. Meyers
Borough Asst. Secretary