

**MINUTES OF THE HANOVER BOROUGH PLANNING COMMISSION**  
**April 7, 2021 at 6:30 PM**

Chairman Seibel called the meeting to order at 6:29 PM.

**Attendance:** In attendance were Planning Commission Members, Becker, Edwards, Hegberg, Kelly, Seibel and Roland; Staff Member Planning & Engineering Director Mains.

Approval of meeting minutes delayed until May (since materials need to be assembled and distributed by DPE).

**Sensenig LLC - Presentation by Kris Raubenstine of HLS of proposed concept.** Various questions were asked by the P/C about the site. Plan shows consolidation of three tracts into a duplex and single family detached structure. Plan proposes removal of a significant portion of impervious coverage. Comments from Borough Engineer were noted and individually reviewed with applicant designer. Motion made to recommend approval of plan by Mr. Roland, seconded by Mr. Kelly. Motion carried.

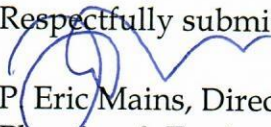
**Heartland Investment LLC - Presentation by Kris Raubenstine of HLS of proposed subdivision, reviewing "reverse subdivision" being proposed.** Owner offered some discussion on the proposed use of the property once it was done which included three day stays by nationwide members of a quilting club. There may also be "e-commerce" activities to make and sell quilts (in the garage). Mr. Mains advised owner to submit in writing the exact particulars of the proposal so that Mr. Mains can work with Solicitor to get a formal zoning opinion of what is needed. Mr. Mains advised that this plan cannot legally be held up, as it has no defects which would prevent it from being approved. The future use of the property is a parallel, but separate effort. Motion was made by Mr. Roland, seconded by Mr. Edwards to recommend approval of the plan. Motion carried.

Discussion ensued on proposed zoning "dimensional" variance request by Massaroni. Questions were asked by P/C. All were in favor of supporting the proposed zoning relief. No formal motion was taken as this is being tended to by ZHB. Mr. Mains to prepare a letter for Chairman Seibel to sign, for submission to ZHB as a formal "position".

**Adjournment:**

It was moved by Mr. Roland, seconded by Mr. Hegberg to adjourn the meeting at 7:21 PM. Motion carried.

Respectfully submitted,

  
P Eric Mains, Director  
Planning & Engineering/ Zoning Officer