

**MINUTES OF THE HANOVER BOROUGH
PLANNING COMMISSION MEETING**

May 5, 2021

Chairman Seibel convened the meeting at 6:30 PM on Wednesday, May 5, 2021 in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, Pennsylvania, as advertised.

In attendance were Commission members Edwards, Hegberg, Kelly, Roland, Chairman Seibel, and Seitz. Also present were Staff Members Planning & Engineering Director Mains and Planning & Engineering Administrative Assistant Graham-Herrick.

Visitors: Joseph Galbraith and Joshua Scanlon from Gateway Engineers; Jeremy Danley from (architect); Ed Baksh and Lawrence BenBasset from PLK were all present via virtual meeting (hosted on MS Teams).

Chairman Seibel welcomed Administrative Assistant Lisa Graham-Herrick to her new position with the Planning & Engineering Department of Hanover Borough.

Approval of the Minutes: Mr. Roland moved, seconded by Mr. Kelly to approve the minutes of January 6, 2021 meeting with the following correction on page two under Communications - 2021 Meeting Schedule change "third Wednesday" to "first Wednesday"; February 9, 2021 (Public Hearing) and April 7, 2021 respectively as written. Motion carried.

NEW BUSINESS - Subdivision Plans:

A formal discussion ensued regarding the plan submitted by PLK "Fast Food Restaurant" - 440 Eisenhower Drive, Hanover, PA 17331. Mr. Galbraith gave a brief presentation of the project, providing detailed information as well as answered any questions during a discussion with the Planning Committee. PLK has requested approval for the creation of a new lease area to facilitate the development of a fast food (chain) restaurant. The existing property is an at-grade parking field. The Gateway Engineers, Inc., 100 McMorris Road, Pittsburgh, PA 15205-9401 are the design engineers. Mr. Mains recommended conditional approval of the plans as presented, noting significant progress made to address technical comments. Mr. Roland moved, seconded by Mr. Hegberg to recommend the proposed plans to Borough Council for conditional approval. Motion carried.

Mr. Mains requested the proposed plan submitted by Greater Hanover Housing Corp. be tabled for discussion until the June 2nd Planning Commission Meeting. The proposed plan has been submitted by Greater Hanover Housing Corp. - High Street, Hanover, PA

17331. The property owner/developer is requesting approval to construct four (4) new (attached) single family residential units within the existing townhouse development. Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331 is the design engineer. The applicant had asked that the plan be tabled while they evaluate an adjustment to the building configuration.

ZONING MATTERS

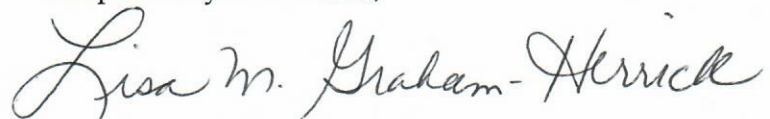
Zoning Hearing Applications: Mr. Mains reported there are two variance requests to be heard by the Zoning Hearing Board at their next meeting, scheduled for May 17, 2021 at 6:00 p.m. The first is a request from Jordan Ilyes, seeking dimensional relief regarding sign criteria for two existing (non-conforming) signs, at the McAllister Inn, 11 York Street. The second is from Robert Dunn, who is seeking dimensional relief to construct a new privacy fence at 1108 Roosevelt Court.

Zoning Ordinance Update: Mr. Mains reported a Public Hearing is set for May 6, 2021 at 6:30 PM by Hanover Borough Council, 44 Frederick Street, Hanover, PA. York County Planning Commission comments were received with various suggested edits and considerations. The combination of both York County and Public Hearing Comments will be compiled, reviewed, and considered by Council. A brief discussion ensued regarding the upcoming hearing and expectations for Council action.

ADJOURNMENT

Chairman Seibel thanked all for their attendance this evening. A motion was made by Mr. Roland, seconded by Mr. Seitz to adjourn the meeting at 7:35 PM. Motion carried.

Respectfully submitted,



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