

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

June 2, 2021

Chairman Seibel convened the meeting at 6:30 PM on Wednesday, June 2, 2021, in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, Pennsylvania, as advertised.

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

Visitors: Kris Raubenstine representing Hanover Land Services, Inc.

Approval of the Minutes Mr. Seitz moved, seconded by Mr. Edwards to approve the minutes of May 5, 2021, meeting respectively as written. Motion carried.

NEW BUSINESS

Greater Hanover Housing Corporation - High Street, Hanover, PA 17331 - Mr. Raubenstine, with Hanover Land Services, Inc. was present for an informal discussion of the proposed plan submitted by the Greater Hanover Housing Corporation. Mr. Raubenstine noted the proposed project, submitted by the Greater Hanover Housing Corp. - High Street, Hanover, PA 17331, is a request for approval to construct four (4) new (two duplexes) single-family residential units within the existing townhouse development. This will include additional parking for the new units and will be supported by the existing utilities at this location. The Greater Hanover Housing Corporation has agreed to the completion of a CCTV inspection of the sewer lateral as televised from the point of connection to the connection with the existing main. Mr. Roland moved, seconded by Mr. Edwards to conditionally approve this project as presented. Motion carried.

OLD BUSINESS

Mr. Mains reported that representatives from PLK "Fast Food Restaurant" - 440 Eisenhower Drive, Hanover, PA 17331 have indicated they are ready to move forward with the construction phase of their project and expect to submit building permit applications in the coming weeks.

ZONING MATTERS

Zoning Hearing Applications - Mr. Mains reported there are no new Zoning Hearing Board applications submitted for June. However, a Conditional Use (CU) Hearing has been scheduled for June 28, 2021, for the property located at the former Lots 4/5 (now consolidated) on Primrose Lane for a Short-Term Rental (STR) and Home Occupation. A discussion ensued and Mr. Mains explained what Conditional Use is, and how the proposed project for Primrose Lane is affected. He noted that the Planning Commission needs to be prepared to offer support or opposition for this project at the June 28th hearing. A discussion ensued regarding the proposal and the submitted supporting materials. The Planning Commission ultimately voted to recommend the Conditional Use application to be approved. Mr. Seitz moved, seconded by Mr. Roland to recommend approval of the conditional use application. Motion carried.

Zoning Ordinance Update - Mr. Mains noted that the new Zoning Ordinance is currently being advertised to be adopted at the June 16, 2021, meeting of the Borough Council. If any members of the Planning Commission have feedback, they wish to be addressed, please let Mr. Mains know prior to the June 16th meeting.

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 7:25 PM. Motion carried.

Respectfully submitted,



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