

1. The last WHEREAS, Section (ii) “or” should be replaced with “and” between the proposed new uses.
2. The current definition of Mixed Occupancy is not a specific use, it is a general term to define a condition when there are multiple uses in a building or on land, similar to the Meadows Marketplace and the Meadows of Hanover Development. The proposed text amendment creates a new use called Mixed Occupancy Building. A definition of a Mixed Occupancy Building use should be added to the text amendment, or possibly call the new use Industrial Flex Space Building, which permits mixed occupancy. If this occurs all references to Mixed Occupancy Building need to be changed.
3. Section 3, 31.A.(1) – Light industrial is not defined in the zoning ordinance; however, Industry, Light is currently defined. “Light Industrial” is used in the current zoning ordinance. It is recommended that Light Industrial be defined. Also, change “activates” to “activities” in A.(1).
4. It is recommended the following proposed uses be deleted from Section 3, 31.A:
 - (3) Warehousing and Distribution – This use is proposed as a stand-alone new use with specific conditions. What is the intent of Warehousing and Distribution in this section? Maybe this use is only accessory to a permitted use in a mixed use occupancy building.
 - (8) Offices – Already permitted in Section 3, 31.A.(1)
 - (9) Medical Clinics
 - (11) Commercial Photography and Art Studios
 - (12) Employment Agencies
 - (15) Health/Fitness Centers – Can be accessory to a permitted use.
 - (16) Building Materials and Garden Supplies
 - (17) Retail Sales
 - (18) Business Service Stores
 - (19) Automotive Rentals and Storage Facilities
 - (22) Membership Sports and Recreation Clubs
 - (23) Health Services Clinics
 - (24) Computer Sales
 - (25) Commercial Recreation
5. Section 3, 31.A.(6) – Parking spaces and loading spaces shall be setback 200 feet from property lines of existing residential dwellings and from property zoned for a residential use.
6. Section 3, 31.A.(7) – The reference to Section 27-1507.1.F is incorrect. Also, do buffer yards and screen planting requirements need to be strengthened?
7. Section 3, 31.A.(8) – This requirement will be difficult if not impossible to enforce. My experience is that small industrial uses will always have some kind of outdoor storage. It is recommended to have specific regulations for outdoor storage.
8. Section 3, 31.A.(10) – Are 30-foot poles necessary for this use category? Lighting at property lines, or 25 feet from property lines, should be zero footcandles. The Planning Commission should have a discussion on lighting as it will impact properties adjoining and surrounding the development site.
9. Section 3, 31 – Warehousing and Distribution Facilities should be revised to 32.

10. Section 3, 31 - Warehousing and Distribution Facilities is a proposed new use. A corresponding definition should be developed. The zoning ordinance currently defines Warehousing and Distribution, but not Warehousing and Distribution Facilities.
11. Section 3, 31.B – Who determines what a sufficiently long stacking lane is? Access drive should also be added after public street. Will the internal access drives be private or public roads?
12. Section 3, 31.C – This section will require a qualified traffic study to be submitted to confirm proper location of gates, guard sheds, and other barriers. Access drive shall also be added to this section.
13. Section 3, 31.D – The reference to Section 27-1507.1.F is incorrect. Also, do buffer yards and screen planting requirements need to be strengthened?
14. Section 3, 31.I – How will this be enforced? It provides no decibel levels and sound travels differently depending on weather conditions. The Township will need to purchase a sound meter and provide training on the use of the meter to enforce this section.
15. Section 3, 31.K – This section does not restrict the use of beeping back-up alarms, and it is limited to jockey trucks. Beeping back-up alarms should be prohibited; however, that becomes an enforcement issue especially with non-jockey trucks. This should also apply to vehicles associated with Mixed Occupancy Buildings.
16. Section 3, 31.K – Why are 30-foot poles necessary for this use category? Lighting at property lines, or 25 feet from property lines, should be zero footcandles. The Planning Commission should have a discussion on lighting as it will impact properties adjoining and surrounding the development site.
17. How does existing Section 1105. Development Standards fit into this text amendment? Also, is the proposed use considered an Industrial Park per definition, or two separate uses that are not considered to be an Industrial Park and not subject to the requirements of Article XI?
18. Section 4 – Not all proposed uses are industrial uses. How will truck/trailer parking be addressed? Why is the existing Industrial Use parking requirement not sufficient? How will parking for a Mixed Occupancy Building or a Warehouse and Distribution Facility use be addressed?
19. Development must be served by public water and public sewer. Fire prevention can be by holding tank or quarry water, if permissible.
20. Floodplain area of Swatara Creek should be preserved, including construction of a trail.
21. Architectural features should be established for flex space buildings.
22. Public infrastructure and access are instrumental to a successful project and should be analyzed thoroughly before a decision is made on property rezoning or zoning text amendments. Can public water and public sewer be extended to the site? Also, primary access to this development will be from Hershey Park Drive, located in Derry Township. Can Pennsy Supply Road be improved to accommodate anticipated traffic volume at its intersection with Hershey Park Drive? It is highly recommended the Township reach out to Derry Township to discuss this project, and any other potential projects along Hershey Park Drive that could be impacted by modification of Pennsy Supply Road. Also, since Hershey Park Drive is a state road, coordination with PennDOT is also recommended.

23. All utilities should be underground.
24. Flex space is proposed at 80,000 square feet but text amendment allows 100,000 square feet.
25. How will existing performance standards be complied with? What does the report look like? Do any of the standards need to be amended based potential items warehoused?
26. Fire company response? Will Derry Township be the first responder? Concern was expressed regarding the proposed height of the buildings.
27. How will truck traffic be restricted from Grandview Road, and how will emergency access to the site work? This should be incorporated into the ordinance amendment.
28. Can there be two industrial zones, Zone 1 for Warehouse and Distribution, and Zone 2 for Flex Space?
29. A preliminary traffic analysis should be completed which can account for impacts to Hershey Park Drive and surrounding local and state roads.
30. Identified open space (not initially proposed for improvements) should be restricted as open space or it could be developed in the future.
31. How does the proposed building height comply with the definition of building height?
32. Recreation requirements/Fee in Lieu?
33. Applicant should show consistency with the Comprehensive Plan and Act 537 Plan.
34. Roof mounted mechanical equipment shall be screened. This may require parapet walls which could affect building height.
35. Roof mounted solar panels/ground mounted solar panels/floating solar? Increase height of building or be installed in areas identified as undeveloped space or private open space, or on the water surface of the quarry.

**TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. ____-2024

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF SOUTH HANOVER, DAUPHIN COUNTY, PENNSYLVANIA, AS AMENDED AND SUPPLEMENTED, CHAPTER 27, ZONING, BY AMENDING ARTICLE III, DESIGNATION OF DISTRICTS, SECTION 27-302, ZONING MAP BY REZONING ALL OR PORTIONS OF THE TRACTS OF LAND IDENTIFIED AS PROPERTY ID NOS. (AND ADDRESSES): 56-016-004-000-0000 (GRANDVIEW ROAD) AND 56-016-124-000-0000 (WAGNER STREET LOT 1) FROM THE RESIDENTIAL-CLUSTER DISTRICT TO THE INDUSTRIAL PARK DISTRICT; AMENDING ARTICLE IX, INDUSTRIAL PARK DISTRICT: IP, SECTION 27-1102 BY ADDING MIXED OCCUPANCY BUILDINGS AND CONFIRMING WAREHOUSING AND DISTRIBUTION FACILITIES AS USES PERMITTED BY RIGHT IN THE INDUSTRIAL PARK DISTRICT; AMENDING ARTICLE XV, GENERAL REGULATIONS, SECTION 27-1502, USE REGULATIONS BY ADDING SPECIFIC USE STANDARDS FOR MIXED OCCUPANCY BUILDINGS AND WAREHOUSING AND DISTRIBUTION FACILITIES; DIRECTING THE ZONING OFFICER TO REVISE THE ZONING MAP; REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, has the authority pursuant to Section 1506 of The Second Class Township Code, 53 P.S. § 66506, Section 601 of the Pennsylvania Municipalities Planning Code, 53 P. S. § 10601, and Article XX of Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover to enact and amend the Zoning Ordinance to advance the health, safety, and welfare of the citizens of the Township of South Hanover; and

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, has previously ordained and enacted an ordinance entitled, the "Township of South Hanover Zoning Ordinance", which is found at Chapter 27 of the Code of Ordinances of the Township of South Hanover; and

WHEREAS, the Zoning Map set forth in Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover depicts the Pennsy Supply Incorporated Quarry land that is located along Wagner Street as zoned as part of the Industrial Park District and certain land adjoining the Pennsy Supply Incorporated Quarry land zoned as part of the Residential-Cluster District;

WHEREAS, Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover defines and contemplates Mixed Occupancy Buildings, but does not specify Mixed Occupancy Buildings as a permitted use within any zoning district. Further, although the Zoning Ordinance defines and contemplates warehousing and distribution as a separate use, such use is not specifically listed in the Industrial Park District or other zoning district and is incorporated as part of a light industrial use.

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania believes that it is in the best interest of the Township of South Hanover and the residents of the Township of South Hanover to amend Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover to: (i) rezone certain land adjoining the Pennsy Supply Incorporated Quarry land that is located along Wagner Street and already is zoned as part of the Industrial Park District; and

(ii) specifically list Mixed Occupancy Buildings or Warehousing and Distribution Facilities as permitted uses within the Industrial Park District and impose specific standards for such uses;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended as follows:

SECTION 1: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article III, Designation of Districts, Section 27-302, Zoning Map, by rezoning all or portions of the tracts of land identified as Property ID Nos. (and addresses): 56-016-004-000-0000 (Grandview Road) and 56-016-124-000-0000 (Wagner Street Lot 1) from the Residential-Cluster District ("Area to be Rezoned") described by metes and bounds in Exhibit 'A' and depicted on Exhibit 'B', to the Industrial Park District. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is bounded to the:

- A. North by [INSERT];
- B. East by [INSERT];
- C. South by [INSERT]; and
- D. West by [INSERT].

SECTION 2: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XI, Industrial Park District: IP, Section 27-1102, Principal Uses by adding Mixed Occupancy Buildings and Warehousing and Distribution Facilities as uses permitted by right in the Industrial Park District, as follows:

...

- 9. Mixed Occupancy Buildings, subject to the requirements of Section 27-1502.31 of this chapter.
- 10. Warehousing and Distribution Facilities, subject to the requirements of Section 27-1502.32 of this chapter.

SECTION 3: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XV, General Regulations, Section 27-1502, Use Regulations by adding specific use standards for Mixed Occupancy Buildings and Warehousing and Distribution Facilities, as follows:

...

- 31. Mixed Occupancy Buildings. Where permitted, Mixed Occupancy Buildings shall be subject to the following conditions:

- A. Mixed Occupancy Buildings may include one or more of the following nonresidential uses:
- (1) Light industrial activities which engage in the manufacture, predominantly from previously prepared materials, of finished products or parts including business, administrative and corporate offices, processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products but excluding basic industrial processing activities defined as heavy industry
 - (2) Research and development
 - (3) Warehousing and distribution
 - (4) Wholesale supply
 - (5) Assembly and fabrication of products
 - (6) Contractor offices
 - (7) Academic clinical research centers
 - (8) Offices
 - (9) Medical clinics
 - (10) Studios for radio and television stations
 - (11) Commercial photography and art studios
 - (12) Employment agencies
 - (13) Computer and data processing services
 - (14) Office supplies and equipment
 - (15) Health/fitness centers
 - (16) Building materials and garden supplies
 - (17) Retail stores
 - (18) Business service stores
 - (19) Automotive rentals and storage facilities
 - (20) General automotive repair and body shops
 - (21) Mechanical, plumbing, lumber, heating and electrical supply stores
 - (22) Membership sports and recreation clubs
 - (23) Health service clinics
 - (24) Computer services and sales
 - (25) Commercial recreation
- (2) The maximum floor area for an individual Mixed Occupancy Building shall be 100,000 square feet.
 - (3) All manufacturing, processing, fabrication, assembly, treatment and packaging activities shall be entirely contained within a completely enclosed building.
 - (4) Loading berths and dock doors shall not be located on more than one (1) building wall of a Mixed Occupancy Building.
 - (5) Loading berths and dock doors shall not be located along any building wall that is designed so as to be oriented and face directly towards an existing dwelling on an abutting residential lot. This requirement shall not apply where another

building of equal or greater size is located between such loading berths and dock doors and the existing dwelling.

- (6) The Mixed Occupancy Building, parking spaces and loading spaces shall be set back a distance not less than 200 feet from the nearest existing dwelling on an abutting residential lot.
- (7) The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.
- (8) The outdoor storage of equipment, materials or products is prohibited.
- (9) All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.
- (10) All exterior lighting fixtures shall be LED fixtures with cutoffs. Such fixtures shall be directed downward and inward. Glare onto adjoining parcels shall not exceed 1 footcandle measured at grade level. The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

31. **Warehousing and Distribution Facilities. Where permitted, Warehousing and Distribution Facilities shall be subject to the following conditions:**

- A. The principal building shall be set back a distance not less than 500 feet from the nearest existing dwelling on an abutting residential lot.
- B. The facility shall provide sufficiently long stacking lanes and on-site loading and unloading areas so that trucks waiting to be loaded and unloaded will not stack or back up onto an adjacent public street.
- C. All gates, guard shacks and other barriers shall be set back and arranged to prevent vehicle backups onto adjacent public streets during peak arrival periods.
- D. The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.
- E. Accessory service or repair of onsite vehicles used as part of the facility is limited to locations within a completely enclosed building.
- F. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.
- G. The outdoor storage of equipment, materials or products is prohibited.
- H. All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.
- I. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system shall not exceed the ambient noise levels of the use.

- J. The operator of the facility shall enforce State limits on truck idling. See Act 124 of 2008. Additionally, any facility where diesel operated trucks periodically congregate must have in place an anti-idling policy, with a maximum idling time per truck of five (5) minutes.
- K. Jockey trucks operating at the proposed distribution center buildings shall be equipped with cameras, sonars, white noise alarms or other technology so that beeping back-up alarms are not required to be used.
- L. The maximum permitted building height may be increased to 55 feet, provided that for each additional foot of building height beyond 40 feet the required building setbacks are increased by 2 additional feet.
- (M) All exterior lighting fixtures shall be LED fixtures with cutoffs. Such fixtures shall be directed downward and inward. Glare onto adjoining parcels shall not exceed 1 footcandle measured at grade level. The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

SECTION 4: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XVIII, Off-Street Parking, Section 27-1802, Facilities Required, Subsection 15 (Industrial Uses) by changing the required number of off-street parking spaces for industrial uses to read:

1 space for each employee on the two largest shifts

SECTION 5: The Zoning Officer of the Township of South Hanover, or assigned designee, is directed to revise the Zoning Map to delineate the rezoned area and boundary line changes as adopted hereby.

SECTION 6: All other sections, parts, and provisions of Chapter 27, Zoning, shall remain in full force and effect as previously enacted.

SECTION 7: Savings Clause. The provisions of this Ordinance are severable. If any section, clause, sentence, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, parts, or provisions of the Ordinance. It is hereby declared the intent of the Board of Supervisors of the Township of South Hanover that this Ordinance would have been enacted if such illegal, invalid, or unconstitutional section, clause, sentence, part, or provision had not been included herein.

SECTION 8: Repealer. Any specific provisions of Chapter 27, Zoning, or any other Township of South Hanover ordinance or resolution that is in direct conflict within this Ordinance, are hereby repealed to the extent of such conflict.

SECTION 9: Effective Date. This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED and ORDAINED into law this ____ day of _____, 2024, by the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

_____, Secretary

_____, (Vice) Chairman

Other Comments

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9