

**Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Wednesday, November 8, 2023**

Planning Commission:

Jack Studer, Chairman
Kevin Stoehr, Vice Chairman - **absent**
Nora Blair, Secretary – **left at 7:47 p.m.**
Thomas Scott
Philip Zulli

Township Personnel:

Morgan Madden, Solicitor
Brian Engle, Township Engineer
Gerald Duke DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant

Public Present: Stephen Cordaro, Robert Cassel, Paul Stuber, Linda Stuber, Charlie Courtney, Taylor Gelinas, Dan Gordon, Wesley Clark, Catherine Wilsbach, Corey Johnson

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Wednesday, November 8, 2023, at 6:33 p.m.

Public Comment: There was no public comment at this meeting.

Manager Report:

Map Update: Manager Wuestner stated that the trail map is in the final phase and will be presented soon. She asked the Commissioners to have Master Plan map revisions started for the next meeting.

Pennsy/Mumma Property: Manager Wuestner stated that Mr. Courtney from McNees and Mr. Gordon from the Hanover Company met with her, Chairman Studer and Board of Supervisors Chairman Cordaro about the development of the Pennsy/Mumma Property. **Chairman Studer stated that the presented sketch plan was a by-right plan, but they had agreed to look at other options for the property.** Mr. Courtney stated that the development of the property is in the very early stages of planning. Mr. Gordon stated that they are contemplating a mixed use for the property and would like the PC's input. The Pennsy Property is a 250-acre Industrial Zone. The Mumma property is 248 acres and zoned mostly for Residential Cluster (RC), but some parcels are Residential Agriculture and Residential Urban. There are 11 total parcels. Mr. Gordon stated that the by right plan for the Industrial Zone would consist of warehouses. Access to the industrial park would be solely from Pennsy Supply Road and bridge which has a means of egress and ingress off Hersheypark Drive. One disadvantage with the plan is the one warehouse backs a residential neighborhood. Mr. Gordon stated that if the Township were to approve a zoning swap, it would push the industrial park away from the residential areas and create a buffer zone. There were two options presented for a zoning swap. The industrial park would sit along Swatara Creek. Three warehouses would still be constructed. There would be a residential neighborhood in accordance with the RC zoning ordinances for single family dwellings that backs the current neighborhood and developed on the remaining parcels of the Mumma property. The second option had the same industrial park layout as other parcels and would be used for flex space buildings which could be used for small businesses and are divisible by 1-10 tenants. The business types can vary in use; light industrial, retail, recreation, medical, labs, childcare, dental, etc. Chairman Studer had concerns with the number of dock doors proposed for the one flex space building. He also noted that Grandview Road cannot handle truck traffic because of tight turns and intersections. There was a discussion on the warehouse height. Mr. Courtney stated that the height is typically 50-60 feet because of fire suppression and stacking goods. Secretary Blair stated that the height in the ordinance is 40'. Mr. Gordon stated that a smaller building could be 40' with a flat roof which is tough, but doable. Chairman Studer asked that they keep the elevation as low as possible. Mr. Gordon stated that he will work with the Township on light pollution and keeping the truck corridors away from the residential areas. Commissioner Zulli asked if there will be some type of screening or trees in between the residential neighborhood and the industrial park. He also asked why there was unused land on the industrial property. Mr. Gordon stated that there are wetlands in between which can be heavily planted. He stated that there is an Eagle's nest in the vicinity and per federal ordinances you cannot develop within a certain proximity to their nesting areas. Commissioner Scott asked for a comparison as to the size of the warehouse. The comparison given was of the new warehouses built

in Annville. Mr. Courtney stated the size of those buildings is 36 feet high. There was discussion on the condition of the Pennsy bridge and flood issues. Mr. Gordon said a study is needed and they will receive quotes from companies to repair the existing bridge. If there is an emergency where the main access road cannot be used, there will be an emergency access. Mr. Gordon stated that Wagner Street would make the most sense, but there are other easements and rights-of-way that can be used to create emergency access. The PC stated that the public portion of Wagner Street is not wide enough for heavy traffic. Board of Supervisor Chairman Cordaro stated that if Grandview were used for alternative connections an HOP (Highway Occupancy Permit) would be needed since it is a state road. Mr. Courtney asked for the PC's thoughts on the zoning swap. Secretary Blair said she likes keeping the warehouses away from the residential community and does not want excessive RC development to burden the school district. Commissioner Zulli stated that he is in favor of the zoning swap if proper buffers are installed, and some restrictions are put in place. Chairman Studer stated he would like to see a walking path added. Mr. Gordon assured the PC that he is not looking to change the RC zoning requirements. The PC agreed that the zoning swap would work better so that the warehouses are placed on the west end of the property. Mr. Courtney said they will rework the zoning swap with the feedback provided and submit it for the PC/BOS Workshop on November 21st.

Approval of Minutes:

Motion: Secretary Blair made a motion to approve the August 2, 2023, meeting minutes. Seconded by Commissioner Zulli. **Motion passed with a 3-0 vote. Commissioner Scott abstained because he was not present at the meeting.**

Solicitor's Report:

Landscaping Ordinance: Solicitor Madden stated that there were many questions about adding a wildflower clause to the ordinance. Board of Supervisors Chairman Cordaro requested more information on wildflowers. She stated that there will be a draft ordinance for the next meeting. Secretary Blair asked if the ordinance would go in the SALDO. Solicitor Madden replied that it will be under Zoning or Property Maintenance.

Poultry Ordinance: Solicitor Madden provided a draft ordinance on poultry. There was discussion on what zoning districts the ordinance would apply to and what the current ordinance is on grazing animals. Commissioner Zulli stated that he does not think an ordinance should be changed for compliance issues. Manager Wuestner stated that roosters are the biggest issue. Chairman Studer stated that he is okay with chickens in an enclosed coop. Solicitor Madden stated she will review some of the items discussed and draft an ordinance for the next meeting.

Time for Construction Operations Ordinance: Secretary Blair stated that the ordinance drafted for construction hours needed to include people with and without permits. Solicitor Madden stated that changes to the ordinance include landscaping and lawn maintenance. There was discussion on businesses being able to start early, especially in the summer months. The current ordinance was enforced because of an issue with construction of a MHS building. Commissioner Scott stated that noise is usually temporary. The PC agreed to have the Board review the ordinance.

Engineer's Report: The Engineer had nothing to report.

Chairman's Report: The Chairman had nothing to report.

Other Business:

Commissioner Scott stated that in 2022 the PC did a site visit of the Union Deposit/Hoernerstown Road intersection. He stated that there have been a lot of accidents there lately. Manager Wuestner stated that many of the accidents are due to human error.

Commissioner Scott said that earlier in the year he said he will resign due to running for the Lower Dauphin School Board. He did not want there to be a conflict of interest by serving on both boards. He stated that after conferring with the Solicitor, he has decided to continue serving on the PC.

Adjournment: Commissioner Zulli made a motion to adjourn. Seconded by Commissioner Scott. The meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

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110 Karleigh Killinger

111 Administrative Assistant