

PLANNING COMMISSION
AGENDA
August 19, 2021

Open August Planning Commission Meeting

Meeting Minutes Approval

July 15, 2021 Meeting Minutes Approval

Public Comments:

New Business:

Dalton Himmelberger, 10387 Jonestown Road – Poultry Operation

Action Required: Accept plan for review

Kevin & Shen Kreiser, Crooked Road – Stormwater Exemption Plan

Action Required: Accept plan for review

Old Business:

Hanover Logistics Warehouse Land Development Plan

Received a revised plan on July 13, 2021. BOS approved a request for *plan extension that will expire on September 27, 2021*.

John Poff issued Comment Letter dated June 17, 2021. Submission #3 received June 10, 2021

Request for plan extension to July 19, 2021 received by McNeese Law Office on May 12, 2021.

County Planning Comment Letter dated March 4, 2021 received. Received Comment Letters from John Poff and Jim Milot dated March 18, 2021.

John Poff will issue a new Comment Letter dated August 19, 2021.

Action Required: Recommend conditional approval of plan

Don Allison, 10575 Allentown Blvd – Small Flow Treatment Facility Land Development

John Poff issued Comment Letter dated June 17, 2021. A Notice of Violation was issued on July 13, 2021 by the Zoning Officer with a compliance date of August 13, 2021.

Plan accepted for review upon the formal submission with application review fee which was received on May 25, 2021.

Plan extension request received August 12, 2021.

Action Required: Recommend approval of the time extension request

Discuss Easement Issue

Jeff & Tina Herbst, 25 Woods Lane – Stormwater Exemption Request

At the June Township meeting the Board of Supervisors approved to proceed with a Stormwater Exemption request.

John Poff issued Comment Letter dated June 17, 2021.

Plan accepted for review at the May 20, 2021 meeting. John Poff provided verbal comments at the May meeting.

Request for time extension for plan review received on August 11, 2021.

August 12, 2021 – E & S letter received from County Conservation Office.

Action Required: Recommend approval of the time extension request.

John Poff will issue a new review letter dated August 19, 2021

Recommend conditional approval of plan

Masayo Mesler, 55 Appalachian Drive - Stormwater Plan for SFD

John Poff issued Comment letter dated July 15, 2021.

Revised plans received on June 14, 2021.

BOS approved the 180-day *FINAL extension that will expire on September 30, 2021*. The BOS stated this is the final extension that will be granted.

Review Comment letter from Light-Heigel dated February 5, 2021. Letter dated January 27, 2021 was received from Williams Site Civil representing neighboring property owners, Brent Gephart and Mark Heisey concerns. Lebanon County Conservation District letter dated December 30, 2020 confirmed the revised plan has been reviewed and is adequate to meet the erosion control requirements.

Meeting held on August 12th at Township Bldg. (J. Poff, D. Grubb, C. Gallo represented EH Twp)

John Poff will issue a new review letter dated August 19, 2021.

Action Required: John Poff will advise.

Kreider Farms Poultry Operation, Pleasant View Road/Homestead Road
Review revised HOP plans with response letter received on July 12, 2021.
Jim Milot provided a review letter dated August 12, 2021.
Randall Hoover provided a letter dated August 16, 2021, requesting various waivers.
Action Required: John Poff/Jim Milot will advise.
Consider waiver requests.

Indiantown Gap National Cemetery Expansion – Honor Engineering Co.
Plan accepted for review at the July 15, 2021 meeting.
August 9th – Colleen Gallo and Brad Youst had phone conference with officials from the cemetery.
August 9th – Brad Youst provided information by email to cemetery officials related to connection to the Ono Sanitary Sewer Line.
Action Required: No action required.

Paul & Natalie Snyder, 39 Swatara Drive – Stormwater Exemption Request
Zoning Permit Issued 7/28/2021
Building Permit Issued 7/29/2021
Action Required: Ratify the approval of the Stormwater Exemption Request/Plan

Conrad's Ole Mill, 603 Mill Road/Rt. 934, **Stormwater Plan** – Penn Terra Engineering
Township Solicitor sent James Conrad a letter dated July 14, 2021 stating engineering fees due are delinquent. The Township will not review future plans until this amount is paid.
On hold - John Poff is coordinating a meeting with Light-Heigel, Lebanon County Conservation District, Karl Kerchner, Jamie Conrad and his consultant.
John Poff and Marty Sowers met with Jamie Conrad briefly on site. Recent office trailer addition investigated.
The first plan draft received by Penn Terra Engineering on April 7, 2020.
Expansion of parking lot requires a Zoning Permit Application. Mark Magrecki, Penn Terra Engineering submitted E&S Plan, PCSM Plan and Drainage Plans to John Poff on January 22, 2021. The Township did not receive copies. A formal stormwater plan application with fees was not submitted.
Action Required: John Poff will contact property owner to discuss how they need to proceed.

Large Solar Farms on agricultural zoned areas – Steve Dellinger, Hanover Engineering

Transit-Oriented Facilities (warehouse and distribution) – Steve Dellinger, Hanover Engineering

Monthly Zoning Permits Review

Note: Susquehanna Dogs submitted a permit for a 2.8M expansion. The expansion plan was approved by County Planning, NPDES permit and the sewer module are already approved.

Other Business:

Future Topics: I-81 Proposed Development and Intermodal Truck Parking; Airbnb; Microbreweries/Distilleries/Wineries; Bulk Water Extraction

Upcoming Meeting Dates:

Board of Supervisors

Planning Commission

Hanover Logistics, Plan Extension Expires

Masayo Mesler, 55 Appalachian Drive FINAL Extension Expires

National Cemetery - Expansion Plan Expires

Monday, August 30, 2021 @ 7:30 p.m.

Thursday, September 16, 2021 @ 7:30 p.m.

Monday, September 27, 2021

September 30, 2021

October 15, 2021

Adjourn