

PLANNING COMMISSION MINUTES

January 31, 2022

The meeting was called to order by Chairman Grubb at 7:00 P.M.

Those present were:

Kenneth Grubb	Jeremy Smith, Rettew Assoc
Harry Rozanski	Diane Krug-Myers, Dauphin County
Mike Long	Dan Wise, R.J. Fisher Associates
Dolores Kuntz	Ed Brown, Solicitor
Donna Spittle	John Rozanski

The meeting was called to order by Chairman Ken Grubb at 7:00 P.M.

The minutes of December 6, 2021 were approved with 2 corrections.

They were approved by Rozanski second by Spittle. Motion carried

PENNBELLA –Zoning - R-S Residential Suburban Tax Parcel #22-002-029

3801 Elizabethtown Road, Hershey, Pa.

This is a 7.537 parcel of land with 1 (one) single family house. Today the remainder of land is used for agricultural purposes. The owner is proposing to subdivide the land into 5 (five) residential building lots fronting on Old Hershey Road and 1 (one) lot possibly medical office building fronting on Elizabethtown Road, Hershey.

Waivers: They are requesting waivers for a Preliminary plan, Curbs/sidewalks, and widening of Old Hershey Road. (culverts/swales & slope of driveway was a concern) A motion by Spittle second by Rozanski to recommend waiver of

Planning Commission Minutes -2-

January 31, 2022

curbs/sidewalks and preliminary plan, however, it was recommended for developer to replace the most Northern 15" pipe under Old Hershey Road and suggest a traffic study be completed to reduce the speed to 35 mph on Old Hershey Road. A written and signed copy requesting these waivers must be received from the developer. The developer needs to address all County, Township Engineer, and Planning Commission comments. Motion carried. A time extension is also needed.

ROWAN ENTERPRISE – Inquiry

4117 Roundtop Road, Elizabethtown, Pa. 17022

Tax Parcel #22-

This is a 2.75 acre property with a rental house and Crystal Pools all on the same deed. The present owner passed away in 1978. Today Crystal Pools are talking about subdividing the rental house from Crystal Pools. No action taken.

Proposed Zoning Ordinance for Solar Energy System

Ed Brown, solicitor, presented an updated draft amendment to the Zoning Ordinance to include Solar Energy System. A few changes were recommended. After the changes are made it will be passed on to the BOS by motion from Spittle second by Coble. Motion carried.

A motion to adjourn by Rozanski second by Grubb at 8:30 pm. Motion carried.

Submitted by

Dolores Kuntz

Planning Commission Secretary