From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Thursday, March 26, 2026 12:46 PM
To: Stephen Cordaro <scordaro@southhanover.org>
Subject: Re: Lisa Morgan owner of Mumma Properties - Client confidential

Ok, Dan has been calling me and I need to call him back, I just haven't had the chance. I was surprised that Lisa called and she is growing impatient and frustrated. I gave he some insight on the meeting, etc. and she calmed down a little.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Stephen Cordaro <scordaro@southhanover.org>
Sent: Thursday, March 26, 2026 12:42 PM
To: Lynn Wuestner <lwuestner@southhanover.org>; Michael Miller <mmiller@eckertseamans.com>
Cc: J. STUDER <[redacted]
Subject: RE: Lisa Morgan owner of Mumma Properties - Client confidential

Would it be beneficial for me to talk to her to explain where we are in the approval process? I received a call from Dan Gordan of Hanover yesterday and discussed things with him. I received a call from Bob Cassel about a half hour age and had fruitful discussions with both that I can share in a phone call. Thanks, Steve Cordaro.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Thursday, March 26, 2026 12:34 PM
To: Stephen Cordaro <scordaro@southhanover.org>; Frank Tomasic <ftomasic@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Kevin Busher <kbusher@southhanover.org>
Cc: Michael Miller <MMiller@eckertseamans.com>; Brian Engle <bengle@rettew.com>
Subject: Lisa Morgan owner of Mumma Properties

Call from Lisa Morgan the owner of MRA (Mumma Realty Associates) GAT Corporation, and asked questions of why the supervisors tabled the Data Center Ordinance. What and who stopped the Ordinance from being adopted? Why does the township continue to prohibit her from selling her land every time she has a buyer, the Township accepts or rejects the plans. It happened with the Traditions of American and now with the current buyer. I provided her the overlay map, she if going to look into how the the Township can legally continue to put her buyers in positions that they pull out of the deal. One day it will be developed and people need to realize that-Just an FYI-

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Zoning Officer <zoning@southhanover.org>
Sent: Tuesday, March 24, 2026 11:29 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: Zoning Officer <zoning@southhanover.org>
Subject: Data Center Overlay Ordinance

Hi Lynn. See attached file for tonight's hearing if Mike wants it.

Frank

Frank Chlebnikow, AICP
Township of South Hanover
Planning and Zoning Coordinator
Zoning@Southhanover.org
717-566-0224, Ext. 5
Office Hours:

Tuesday – 8:00am to 12:00pm
Thursday – 8:00am to 12:00pm

HANOVER INDUSTRIAL
7200 Wisconsin Ave | Suite 820
Bethesda, MD 20814
Main: (240) 503-6522
www.hanoverco.com

July 15, 2024

Dear Resident:

We are writing to inform you that Hanover Company has filed a by-right plan with South Hanover Township to develop the Hummelstown Quarry and Mumma properties. Hanover Company has a contract to purchase the properties and filed this plan to protect and preserve our development rights granted by the South Hanover Township land use ordinances.

Those of you who attended the open house or other public meetings discussing the property may have seen an earlier version of the by-right plan. It contemplates both residential and warehouse/distribution uses, which are permitted under the South Hanover Township's Zoning Ordinance.

Although the Hummelstown Quarry's Industrial Park zoning classification adjoins existing, denser residential neighborhoods, we hope to continue working with the Township and nearby residents and stakeholders to design a compromise or alternative plan and zoning configuration. We prefer to shift the warehouse/distribution buildings further away from these existing residential neighborhoods than permitted under the current Zoning Ordinance and ensure that traffic from and to the warehouse/distribution center buildings utilizes only Pennsy Supply Road to the east.

Working towards this compromise or alternative plan will require the cooperation of all parties involved. We believe that with this cooperation, we can reach an outcome that recognizes the right to develop the property for warehouse/distribution uses but provides a layout and design that better respects the proximity of the western end of the property to existing residential neighborhoods.

We will continue to work to advance the best plan for the developing the Hummelstown Quarry. There will be several opportunities for continued public input. Please feel free to reach our team at hanoverhummelstown@hanoverco.com.

We look forward to working together.

Sincerely,

Daniel Gordon
Regional Development Partner
Hanover Company

SCOPE OF WORK

For

Acoustic Advisory and General Noise Support Services

Prepared for:
Stephen Cordaro, Board of Supervisors Chairman
South Hanover Township
161 Patriot Way
Hershey, PA 17033

ATCS, Inc.
150 Corporate Center Dr., Suite 200

April 24, 2026

Noise Support Services Technical Approach

Acoustic Advisory & Review Services / General Noise Support

ATCS offers comprehensive noise support services tailored to the unique operational characteristics and regulatory requirements of data centers. Data centers operate continuously and rely on mechanical systems such as cooling units, chillers, rooftop equipment, air-handling systems, and backup generators, proactive noise management is critical to achieving regulatory compliance and maintaining strong relationships with surrounding communities. To assist South Hanover Township, PA, with these planned development activities, ATCS, Inc. (ATCS) will provide acoustic advisory services and general noise support as part of this scope of work. ATCS will also deliver specialized noise-related technical assistance and subject-matter expertise associated with any planned data center within the Township.

Under this scope, ATCS will serve as the Township's noise specialist and will participate in meetings as requested, provide ongoing technical guidance, and support the Township on general noise matters. In addition, ATCS will perform detailed technical reviews of all noise studies submitted to the Township to ensure compliance with the noise provisions of the local ordinance. All comments, findings, and recommendations will be documented and tracked in a stand-alone technical memorandum throughout the review process.

As part of this scope of work, ATCS developed the following rate schedule below to be used for invoicing. Monthly invoices will be prepared and itemized as appropriate.

Acoustical Advisory & General Noise Support Services ATCS Rate Schedule *South Hanover Township, Pennsylvania* *4/24/2026*			
Noise Analysis	**Senior Project Manager**	**Project Manager**	**Noise Analyst**
ATCS Staff Rates Per Hour	$310.00	$232.00	$130.00

By: ATCS, Inc.
Signature: _____
Printed Name: _____
Title: _____
Date: _____

By: South Hanover Township, PA
Signature: _____
Printed Name: _____
Title: _____
Date: _____

[redacted]

[redacted]

From: Frank Tomasic <ftomasic@southhanover.org>
Sent: Thursday, April 23, 2026 10:24 AM
To: Michael McAuliffe Miller <MMiller@eckertseamans.com>
Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Stephen Cordaro <scordaro@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: ATCS

[redacted]

Sent from Frank's iPhone

On Apr 23, 2026, at 10:14 AM, Michael McAuliffe Miller <MMiller@eckertseamans.com> wrote:

[redacted]

Michael McAuliffe Miller
Member
Eckert Seamans Cherin & Mellott, LLC
213 Market Street, 8th Floor | Harrisburg, PA 17101
717-237-7174 | 717-237-6019 | 717-350-2579
MMiller@eckertseamans.com
BIO: VCARD:

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Cc: Lynn Wuestner <lwuestner@southhanover.org>; Michael McAuliffe Miller <MMiller@eckertseamans.com>
Subject: [External] Re: ATCS

Due to my work schedule I am unable to make these work.

Get Outlook for iOS

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Sent: Wednesday, April 22, 2026 9:15:22 PM

To: Robert Cassel <[redacted]> Frank Tomasic <ftomasic@southhanover.org>; Kevin Busher <kbusher@southhanover.org>; Stephen Cordaro <scordaro@southhanover.org>
Cc: Lynn Wuestner <lwuestner@southhanover.org>; Michael Miller <mmiller@eckertseamans.com>
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On Wednesday, April 22, 2026 at 03:12:43 PM EDT, Stephen Cordaro <scordaro@southhanover.org> wrote:

[redacted]

From: Jack Cramer <jcramer@atcs.com>
Sent: Wednesday, April 22, 2026 1:52 PM
To: Stephen Cordaro scordaro@southhanover.org
Subject: ATCS

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If you need to contact me, all of my information is below.

Have a great rest of your day.

Thanks,
Jack

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VP, PA Operations Manager
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M: 717-612-2464
jcramer@atcs.com
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www.atcs.com

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[redacted]

[redacted]

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[redacted]

From: Stephen Cordaro <scordaro@southhanover.org>
Sent: Thursday, April 23, 2026 2:08 PM
To: Frank Tomasic <ftomasic@southhanover.org>; Michael McAuliffe Miller <MMiller@eckertseamans.com>
Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Lynn Wuestner <lwuestner@southhanover.org>; J. STUDER <[redacted]
Subject: RE: ATCS

[redacted]

From: Frank Tomasic <ftomasic@southhanover.org>
Sent: Thursday, April 23, 2026 10:24 AM
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Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Stephen Cordaro <scordaro@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: ATCS

[redacted]

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Cc: Lynn Wuestner <lwuestner@southhanover.org>; Michael McAuliffe Miller <MMiller@eckertseamans.com>
Subject: [External] Re: ATCS

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Get Outlook for iOS

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Have a great rest of your day.

Thanks,
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From: Jack Cramer <jcramer@atcs.com>
Sent: Friday, April 24, 2026 4:11 PM
To: Stephen Cordaro <scordaro@southhanover.org>
Subject: RE: ATCS

Hi Steve-

As promised, I wanted to get our scope and fee over to you for our acoustical advisory services. This scope and fee reflect our on-call services since this type of work/assistance will ebb and flow.

Let me know if you have any questions or concerns.

Have a great weekend.

Thanks,
Jack

Jack Cramer
VP, PA Operations Manager

D: 717-723-3282
M: 717-612-2464
jcramer@atcs.com
150 Corporate Center Dr., Suite 200
Camp Hill, PA 17011

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From: Stephen Cordaro <scordaro@southhanover.org>
Sent: Wednesday, April 22, 2026 3:14 PM
To: Jack Cramer <jcramer@atcs.com>
Cc: J. STUDER <[redacted]>
Subject: RE: ATCS

ATCS HelpDesk
Warning: Sender @scordaro@southhanover.org has never sent any emails to your organization.
Please be careful before replying or clicking on the URLs.
Report Phishing Mark as Safe
powered by Graphus®

Thanks Jack for taking the time to talk with me today. I'll get back to you on the best time to have a Teams meeting with us.

From: Jack Cramer <jcramer@atcs.com>
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[redacted]kertseamans.com>
Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Lynn Wuestner <lwuestner@southhanover.org>; J. STUDER <[redacted]
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Have a great rest of your day.

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Subject: Re: ATCS

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> On Wednesday, April 22, 2026 at 03:12:43 PM EDT, Stephen Cordaro <scordaro@southhanover.org> wrote:
>
> [redacted]
>
> ---
>
> **From:** Jack Cramer <jcramer@atcs.com>
> **Sent:** Wednesday, April 22, 2026 1:52 PM
> **To:** Stephen Cordaro scordaro@southhanover.org
> **Subject:** ATCS
>
> Hi Steve-
>
> It was a pleasure talking with you today. My availability for a teams meeting is below:
>
> - Monday from 1-2 PM
> - Tuesday 10-11 AM and 1-230 PM
>
> Hopefully, one of those will work. In the meantime, I will work to develop a small scope and fee for you and hope to have it over to you by Friday.
>
> If you need to contact me, all of my information is below.
>
> Have a great rest of your day.
>
> Thanks,
> Jack
>
> **Jack Cramer**
> **VP, PA Operations Manager**
>
> D:717-723-3282
> M: 717-612-2464
> jcramer@atcs.com
> 150 Corporate Center Dr., Suite 200
> Camp Hill, PA 17011
>
> www.atcs.com
>
> This email is only for the intended recipient, and may contain information that is privileged, confidential, or exempt from disclosure under law. If you received this message in error, or are not the intended recipient, please notify the sender and destroy this message.Title VI Compliance

From: Stephen Cordaro <scordaro@southhanover.org>
Sent: Thursday, April 23, 2026 2:08 PM
To: Frank Tomasic <ftomasic@southhanover.org>; Michael McAuliffe Miller <MMiller@eckertseamans.com>
Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Lynn Wuestner <lwuestner@southhanover.org>; J. STUDER <[redacted]
Subject: RE: ATCS

[redacted]

From: Frank Tomasic <ftomasic@southhanover.org>
Sent: Thursday, April 23, 2026 10:24 AM
To: Michael McAuliffe Miller <MMiller@eckertseamans.com>
Cc: Kevin Busher <kbusher@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Stephen Cordaro <scordaro@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: ATCS

[redacted]

[redacted]

On Apr 23, 2026, at 10:14 AM, Michael McAuliffe Miller <MMiller@eckertseamans.com> wrote:

[redacted]

Michael McAuliffe Miller
Member
Eckert Seamans Cherin & Mellott, LLC
213 Market Street, 8th Floor | Harrisburg, PA 17101
717-237-7174 | 717-237-6019 | 717-350-2579
MMiller@eckertseamans.com
BIO: VCARD:

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Neither this information block, the typed name of the sender, nor anything else in this email message is intended to constitute an electronic signature and/or create an enforceable contract unless a specific statement to the contrary is included in this email message.

From: Kevin Busher <kbusher@southhanover.org>
Sent: Wednesday, April 22, 2026 9:33 PM
To: J. STUDER <[redacted] Robert Cassel <[redacted] Frank Tomasic <ftomasic@southhanover.org>; Stephen Cordaro <scordaro@southhanover.org>
Cc: Lynn Wuestner <lwuestner@southhanover.org>; Michael McAuliffe Miller <MMiller@eckertseamans.com>
Subject: [External] Re: ATCS

Due to my work schedule I am unable to make these work.

Get Outlook for iOS

From: J. STUDER <[redacted]
Sent: Wednesday, April 22, 2026 9:15:22 PM
To: Robert Cassel <[redacted] Frank Tomasic <ftomasic@southhanover.org>; Kevin Busher <kbusher@southhanover.org>; Stephen Cordaro <scordaro@southhanover.org>
Cc: Lynn Wuestner <lwuestner@southhanover.org>; Michael Miller <mmiller@eckertseamans.com>
Subject: Re: ATCS

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[redacted]

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Sent: Wednesday, April 22, 2026 1:52 PM
To: Stephen Cordaro scordaro@southhanover.org
Subject: ATCS

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1. Monday from 1-2 PM
2. Tuesday 10-11 AM and 1-230 PM

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If you need to contact me, all of my information is below.

Have a great rest of your day.

Thanks,
Jack

Jack Cramer
VP, PA Operations Manager

D:717-723-3282
M: 717-612-2464
jcramer@atcs.com
150 Corporate Center Dr., Suite 200
Camp Hill, PA 17011

www.atcs.com

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From: Dylan <[redacted]
Sent: Wednesday, March 25, 2026 11:15 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Comments Regarding Data Center Zoning Overlay Ordinance # 1-2026

Hello Lynn,

Please communicate my appreciation to the Board for being proactive on the data center zoning ordinance topic. I would like to congratulate the board on the state of the current zoning ordinance requirements and the amount of work that went into it. Please take my apologies for being late to the conversation and I look forward to the board passing the ordinance next meeting.

I have attached my statement from last night's meeting and hit my 3-minute limit before I

was able to get to my specific comments. That 3-minutes went fast, lol.

Let know if you have any additional questions. I have added the Board of Supervisors meeting to my calendar and plan to attend many more.

Thank you,
Dylan Taylor

From: Zoning Officer <zoning@southhanover.org>
Sent: Tuesday, March 24, 2026 11:29 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: Zoning Officer <zoning@southhanover.org>
Subject: Data Center Overlay Ordinance

Hi Lynn. See attached file for tonight's hearing if Mike wants it.

Frank

Frank Chlebnikow, AICP
Township of South Hanover
Planning and Zoning Coordinator
Zoning@Southhanover.org
717-566-0224, Ext. 5
Office Hours:

Tuesday – 8:00am to 12:00pm
Thursday – 8:00am to 12:00pm

[redacted]

[redacted]

From: Dan Gordon <dgordon@hanoverco.com>
Sent: Monday, July 15, 2024 5:07 PM
To: Lynn Wuestner <lwuestner@southhanover.org>; Courtney, Charles <CCourtney@mcneeslaw.com>
Subject: RE: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Lynn,

Please find attached a letter that is going out to community members today / tomorrow.

Thanks,
Dan

Dan Gordon
Regional Development Partner – NE Industrial
Hanover Company
7200 Wisconsin Ave | Suite 820
Bethesda, MD 20814
Cell: [redacted]

HANOVER COMPANY

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Monday, July 15, 2024 2:15 PM
To: Courtney, Charles <CCourtney@mcneeslaw.com>
Cc: Dan Gordon <dgordon@hanoverco.com>
Subject: Re: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Thanks, received and forwarded to Board Members.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Courtney, Charles <CCourtney@mcneeslaw.com>
Sent: Monday, July 15, 2024 11:39 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: Dan Gordon <dgordon@hanoverco.com>
Subject: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Lynn – In connection with the submission of plans on Friday, see our attached letter.

Charlie

Charles M. Courtney
McNees Wallace & Nurick LLC
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
Direct Telephone: 717.237.5296
Mobile: [redacted]
Direct Fax: 717.260.1676
ccourtney@mwn.com

The foregoing message may be protected by the attorney-client privilege. If you believe it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Thursday, March 26, 2026 12:46 PM
To: Stephen Cordaro <scordaro@southhanover.org>
Subject: Re: Lisa Morgan owner of Mumma Properties - Client confidential

Ok, Dan has been calling me and I need to call him back, I just haven't had the chance. I was surprised that Lisa called and she is growing impatient and frustrated. I gave he some insight on the meeting, etc. and she calmed down a little.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Stephen Cordaro <scordaro@southhanover.org>
Sent: Thursday, March 26, 2026 12:42 PM
To: Lynn Wuestner <lwuestner@southhanover.org>; Michael Miller <mmiller@eckertseamans.com>
Cc: J. STUDER <[redacted]
Subject: RE: Lisa Morgan owner of Mumma Properties - Client confidential

Would it be beneficial for me to talk to her to explain where we are in the approval process? I received a call from Dan Gordan of Hanover yesterday and discussed things with him. I received a call from Bob Cassel about a half hour age and had fruitful discussions with both that I can share in a phone call. Thanks, Steve Cordaro.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Thursday, March 26, 2026 12:34 PM
To: Stephen Cordaro <scordaro@southhanover.org>; Frank Tomasic <ftomasic@southhanover.org>; J. STUDER <[redacted] Robert Cassel <[redacted] Kevin Busher <kbusher@southhanover.org>
Cc: Michael Miller <MMiller@eckertseamans.com>; Brian Engle <bengle@rettew.com>
Subject: Lisa Morgan owner of Mumma Properties

Call from Lisa Morgan the owner of MRA (Mumma Realty Associates) GAT Corporation, and asked questions of why the supervisors tabled the Data Center Ordinance. What and who stopped the Ordinance from being adopted? Why does the township continue to prohibit her from selling her land every time she has a buyer, the Township accepts or rejects the plans. It happened with the Traditions of American and now with the current buyer. I provided her the overlay map, she if going to look into how the the Township can legally continue to put her buyers in positions that they pull out of the deal. One day it will be developed and people need to realize that-Just an FYI-

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

South Hanover Township Board of Supervisors
Data Center Overlay Zoning Map and Text Amendment

Public Hearing and Proposed Enactment Checklist

A. Data Center Overlay Zoning Map and Text Amendment

1. The municipal office was posted on **March 10, 2026**.

2. The general area/property was posted on **March 10, 2026**.

3. A notice of the public hearing and proposed enactment was sent via U.S. mail to the affected property owners, listed below, on **February 20, 2026**.

Tax Id#	Name	Address
56-016-058	Pennsy Supply Inc	2400 Thea Drive, Suite 3A, HBG, PA 17110
56-016-115	Shawn David Safford	16 Wagner Street, Hummelstown, PA 17036
56-016-125	Shawn David Safford	16 Wagner Street, Hummelstown, PA 17036
56-016-004	Mumma Realty Assoc	1300 Market Street, Lemoyne, PA 17043
56-011-063	Mumma Realty Assoc	1300 Market Street, Lemoyne, PA 17043
56-016-124	GAT Distribution Corp	PO Box 390, Camp Hill, PA 17001
56-016-101	Hummelstown Quarries Inc	1001 Paxton Street, HBG, PA 17104

4. A public notice advertising the public hearing and proposed enactment was published in The Sun on **February 12, 2026**.

5. A copy of the full text of the ordinance was provided to The Sun on **February 10, 2026**.

6. A copy of the full text of the ordinance was provided to the Dauphin County Law Library on **February 13, 2026.**

7. Dauphin County Planning Commission reviewed the proposed Data Center Overlay Zoning Map and Text Amendment on **March 2, 2026**.

8. The notice of the public hearing and proposed enactment was posted on the Township Website on **March 12, 2026**.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Wednesday, August 7, 2024 2:03 PM
To: Drew Weidman <drew@thesunontheweb.com>
Subject: Re: Quarry Plan

Please see the attached statement from Planning Commission Chairman. The PC meeting is this evening.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 10:35 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

Ok. I'm super confused now because one of the sketches shows housing developments on either side of Grandview Road. Could I give you a quick call today to have an off-the-record convo?

Drew



Drew Weidman
General Manager & Editor, The Sun Newspaper
717-566-3251 | drew@thesunontheweb.com
TheSunOnTheWeb.com
18 E. Main Street, Hummelstown PA 17036

On Apr 5, 2024, at 10:21 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:

Drew:
It will be on only one side of Grandview. No exit from development onto Grandview. This is certainly the alternative to what could be done, as under the current (By Right) Zoning of Industrial, the boundaries would be much less and more disruptive to neighbors and residents.
The Board of Supervisors has not been presented with the plan. This has only been seen by the Planning Commission who have been very heavy handed on the review, making every effort to protect the residents of South Hanover Township.
I was just notified that the developer is planning a neighborhood meeting in the next two weeks to share the concepts with the community. Thanks!

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 9:53 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

> You don't often get email from drew@thesunontheweb.com. Learn why this is important

Wow. Just a few quick questions if you'd be able to answer …

1. Where is the plan at in the process, currently? Has it come before any board meetings?

2. Would you be able to describe the plan in a little detail? I see what looks like 7 buildings total and 71 total residential units on either side of Grandview Road. Is that correct?

<Screen Shot 2022-04-05 at 2.51.17 PM.png>

> On Apr 5, 2024, at 9:39 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
>
> Yep, totally crazy! Please find attached. Let me know if you have any questions.
>
> *Lynn Wuestner, Manager*
> *South Hanover Township*
> *161 Patriot Way*
> *Hershey, PA 17033*
> *717-566-0224*

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 9:09 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Quarry Plan

> You don't often get email from drew@thesunontheweb.com. Learn why this is important

Hi Lynn!

It seems like everyone and their brother has gotten their hands on the sketch plan for the former Pennsy Quarry. Would you be able to provide me a copy? Everything I have is low resolution.

Thanks!
Drew
<Screen Shot 2022-04-05 at 2.51.17 PM.png>

<Hummelstown Meeting Exhibits.pdf>

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Wednesday, August 2, 2023

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman
Nora Blair, Secretary – **left at 7:21 p.m.**
Thomas Scott - **absent**
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

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Wednesday, August 2, 2023, at 6:31 p.m.

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

Approval of Minutes:
Motion: Vice Chairman Stoehr made a motion to approve the July 5, 2023, meeting minutes with corrections. Seconded by Secretary Blair. **Motion passed with a 4-0 vote.**

Solicitor's Report:
Ordinance 4-2023: Solicitor Madden stated that Ordinance 4-2023 is now 5-2023 and will combine the changes for ongoing violations and tree maintenance. Ordinance 4-2023 amending fireworks has already been advertised. Commissioner Zulli suggested some changes.

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

Manager Report:
Review of Ordinance 3-2022: Secretary Blair stated that she preferred the model from the County Ordinance on Landscaping Requirements. She recommended amending the ordinance to include more of the County model language. Commissioner Zulli asked who will be responsible for enforcement. Solicitor Madden stated that it would fall under final inspections. There was further discussion to clarify some of the language. A draft amendment will be prepared for the next meeting.

Official Maps: Manager Wuestner asked the PC to work on the blank maps for the next meeting to address the proposed areas of improvement.

Ordinance 5-2017: Secretary Blair expressed concerns with noise during hours outside the permitted hours of construction. People such as landscapers and/or neighbors doing yardwork do not need to apply for a permit. After further discussion the Board agreed to incorporate non-permitted landscaping including lawn maintenance and all contractors. Vice Chairman Stoehr noted that the exemptions should be changed.

Chicken and Rooster Update: Manager Wuestner stated that she has received many complaints about roosters in all areas of the Township. Stephen Cordaro, Board of Supervisors Chairman, stated that he would like to expand the parameters of the current zoning areas for chickens. He stated the focus should be on setbacks for a coop and run. Commission Zulli stated that the ordinance in place already takes care of the issue, and it should be left to the MDJ if violations continue.

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

DRAFT

Other Business: There was no other business from the Commissioners.

Adjournment: Vice Chairman Stoehr made a motion to adjourn. The meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

DRAFT

PLANNING COMMISSION
JACK STUDER, CHAIRMAN
KEVIN STOEHR, VICE CHAIRMAN
NORA F. BLAIR, SECRETARY
THOMAS SCOTT
PHILIP ZULLI

TOWNSHIP OF SOUTH HANOVER

Incorporated 1842

161 Patriot Way
Hershey, PA 17033
(717) 566 – 0224
(717) 566 – 9506 fax
www.southhanover.org

BOARD OF SUPERVISORS
STEPHEN CORDARO, CHAIRMAN
FRANK TOMASIC, JR., VICE CHAIRMAN
ROBERT CASSEL, SECRETARY
JACK STUDER, ASST. SECRETARY
NORA F. BLAIR

TOWNSHIP MANAGER
LYNN WUESTNER

ADMINISTRATIVE ASSISTANT
KARLEIGH KILLINGER

PLANNING COMMISSION AGENDA WEDNESDAY, NOVEMBER 8, 2023

Call to order – 6:30 p.m.
Public Comment
Motion to approve the August 2, 2023, meeting minutes.

SOLICTOR'S REPORT:
UPDATE: Landscaping Ordinance
FOR DISCUSSION: Poultry Ordinance
FOR DISCUSSION: Time for Construction Operations Ordinance

ENGINEER'S REPORT:

MANAGER'S REPORT:
FOR DISCUSSION: Map Update
FOR INFORMATION: Pennsy/Mumma Property

CHAIRMAN'S REPORT:

OTHER BUSINESS:

Motion to Adjourn:

No: 24-074

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: Akens Engineering | Engineer: LIVIC Civil

Plat Title: Hummelstown Quary – Industrial Park

Zoning District: Industrial Park (IP). Floodplain (FP) | Proposed Land Use: Warehousing / Light Industrial

Plat Status:	x Preliminary	**Plat Type**:	Subdivision	**Regulations**:	County
	Final		x Land Development		X Municipal
	P/F		Combined		X Zoning
	Minor				X S&LD

of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 252.26 | Total Acs: 252.26

Date Received: 7-16-2024 | Staff Review: 7-31-2024 | Official County Review: 7-31-2024

Reviewed by: GD | Checked by: ARK | Parcel ID: 56-16-058.

Project Description: Preliminary Land Development for an Industrial Park, Including three (3) warehouse buildings, with a total building footprint of 953,320 sf and associated parking, utilities, stormwater and access drives.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature and Seal of Engineer required (Section 22-305.15.B.3

3. The Dauphin County Planning Commission signature block is to be revised to reflect the Commission is only a **reviewing** body. No approval authority is vested with the Dauphin County Planning Commission. The word "review" should replace "approved" in the signature block.

4. Within the Industrial Park District, building height is limited to 40 feet (Section 27.1105.7). The site plans it is not clear of the height of the proposed buildings. Additional information is to be presented verifying the meeting of this requirement.

5. The fire officials and building code officials should be consulted to verify that there are adequate areas to operate and access for firefighting purposes.

6. Are there to be any outdoor eating and recreation areas for employees? If located within the landscaped area, they shall be screened, as set forth above, from adjacent residential district areas. (Section 27.1105.9.D)

7. Within the area, the site is to "*Provide continuous pedestrian access corridors along public streets and private access drives to service the various activities taking place within the site development area."* Section 27.1105.10.A). This section does not appear to be addressed as no pedestrian accommodation is provided.

8. The site has access from Wagner Street. This appears to conflict with Section 27.1105.10.C which states: "*Site areas shall not be developed so as to establish direct or indirect access corridors passing through a residential development."*

9. It is not clear if the project is meeting the building visual and material requirements as required by Section 27.1105.11. Specifically, paragraph B which states: *"The design and siting of buildings shall compliment the natural terrain and vegetation of the site."*

10. No parking or building lighting is provided. Care and concern should be provided in the design or location of all lighting as to be considerate of the residential neighboring property owners. (Section 27.1514 - Illumination).

11. The site plan indicates that there will be walls of various sizes and lengths constructed. All walls should be designed to the satisfaction of the municipal engineer and code officials. Walls constructed over 6 feet in height should have adequate fencing for safety purposes.

12. The Township is to determine the applicability of the sidewalk requirement and recreation fee.

13. Site access to the property is to be fully discussed with the Township, PennDOT and Derry Township (access through to Hershey Park Drive). Examination of all factors related to access is to be a critical component of this plan's approval – including the access to Wagner Street, capability of the existing bridge to handle prosed truck traffic (even if privately owned and maintained). (Traffic Impact Study requirement – 22-3A01).

14. Consideration should be given to allow or accommodate public transportation facilities (Bus stop, bus turn off's, etc.?). Is it anticipated how many of the proposed employees would be utilizing this mode to the site? Consideration should be made to accommodate their transportation needs.

15. Consideration should be given to providing features or easements that link this development to recreation opportunities and potential trail access associated with Swatara Creek. The creek is part of the greater recreation facility also know as the Swatara Water Trail. It is also shown as an active greenway in the draft South Hanover Township Greenway and Trails Active Transportation Master Plan. If there is additional housing development proposed to the north of this development, an access easement may be considered in some manner linking the new residential development to the creek.

16. As this plan is considered preliminary in nature, the Planning Commission reserves the right to add additional comments, if warranted, on concerns regarding the development raised by additional revisions. Note that if there are significant plan revisions, the Township should consider the application as a new application and re-start the application process. This would be prudent if there are issues in meeting the plan review time requirements as prescribed by the PA Municipalities Planning Code. (PA Act 247).

Plan No. 24-074

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown *(no primary control point)*	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified *(see note)*	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles		✓	
24. Curbs shown	✓		
25. Sidewalks shown *(see note)*		✓	
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided *(see note)*		✓	
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(modify County block)*	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

No: 24-075

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: LIVIC Civil | Engineer: Akens Engineering

Plat Title: Preliminary Subdivision Plan Grandview Homes

Zoning District: RC – Residential Cluster/ RA – Residential Agricultural | Proposed Land Use: Single Family Residential

Plat Status:	___ Preliminary	**Plat Type**:	X Subdivision	**Regulations**:	___ County
	___ Final		___ Land Development		X Municipal
	X P/F		___ Combined		X Zoning
	___ Minor				X S&LD

of Lots: 8 | # of New Lots: 117 | # of DUs: 111 | Acs Subdiv/Devel: 279.62 | Total Acs: 279.62

Date Received: 7-16-2024 | Staff Review: 7-31-2024 | Official County Review: 7-31-2024

Reviewed by: GD | Checked by: ARK | Parcel ID: 56-116-124 (and 7 others)

Project Description: Propose is the construction of residential structures

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature and Seal of Engineer required (Section 22-305.15.B.3)

3. The Dauphin County Planning Commission signature block is to be revised to reflect the Commission is only a reviewing body. No approval authority is vested with the Dauphin County Planning Commission. The indication is to be that DCPC reviewed the plan.

4. The plan is located within the Residential Cluster Zoning District. Has the applicant considered developing this area utilizing a cluster type housing plan rather than the standard lots and layout?

5. The general street layout should be reexamined to determine if additional street connectivity could be achieved. This is especially relevant to the proposed development pattern to the south of Grandview Drive. An additional street may be located connecting Road H to Road I to improve connectivity between the two distinct development areas.

6. In lieu of the abovementioned connector road, perhaps an emergency access area / path could be constructed from Road I to the existing Wagner Street. This area is designated to be an “Open Space/ Recreation area”.

7. Examine if the location and connection of Road E and Road G. Consideration should be given to determine if Road G's access to Grandview Drive is appropriate given its proximity to the existing right hand turn on Grandview Drive. Perhaps the plan should be redesigned to be located across from Road E. Also, Road E's connection to Grandview Drive may need to be relocated further to the south to avoid a similar turn to the north on Grandview Drive.

8. Given there is likely to be additional traffic on Grandview Drive due to this development, perhaps an additional area/right of way be provided adjacent to Grandview Road. This would allow for the future widening of the road if is deemed necessary.

9. Are there to be additional sidewalks constructed on Grandview Drive?

10. Deed and lot access restrictions should be made to access Grandview Drive for lots 12, 23, 22 and 21. Detail plans show structures are to be accessing Road F. But the necessary legal framework should be put in place to ensure this action.

11. Wedding Road is to be removed from the site and there is no planned access from the adjacent property. Investigations should be conducted to find that this road has an existing easement for the neighboring property owners prior to the road being removed.

12. There are several residual lots indicated on the plan. What is the purpose of the lots? Are they to be utilized in some manner and who is to maintain the lots in the future? Are they to be dedicated to the Township or to a homeowner's association for long term maintenance?

13. What type of use is proposed for the Open Space / Recreational lot located adjacent to Wagner Street. Is this lot sufficient to meet the recreational requirement? (Article IX – General Provisions for Suitable and Adequate Recreation).

14. Consideration should be given to providing infrastructure or easements that link this development to recreation opportunities and potential trail access associated with Swatara Creek. The creek is part of the greater recreation facility also known as the Swatara Water Trail. It is also shown as an active greenway in the draft South Hanover Township Greenway and Trails Active Transportation Master Plan. If there is additional housing development proposed to the north of this development, an access easement may be considered in some manner linking the new residential development to the creek.

15. There are several residual lots provided in the plan. These areas appear to be unsuitable for development due to wetlands, floodplains, or other natural features. If no intended development is to occur, consideration should be given to working with the Township to investigate the potential for development of stormwater or water quality improvement projects in these areas. At the minimum, access easements should be given to allow for the potential water quality projects.

16. The Municipal engineer is to review the stormwater management plan and proposed facilities to determine their compliance with the Township's stormwater management regulations. There appears to be several stormwater management outlets which are proposed to outflow to open ground, adjacent to the Swatara Creek, or to existing ponds. The engineer should determine if this proposed stormwater design and system is acceptable.

17. As this plan is considered preliminary in nature, the Planning Commission reserves the right to add additional comments, if warranted, on concerns regarding the development raised by additional revisions. Note that if there are significant plan revisions, the Township should consider the application as a new application and re-start the application process. This would be prudent if there were issues in meeting the plan review time requirements as prescribed by the PA Municipalities Planning Code. (PA Act 247).

Plan No. 24-075

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified *(see note)*	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities *(see note)*	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown *(see note)*	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed *(see note)*		✓	
29. Recreation area shown/fee in-lieu-of provided *(See note)*	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(modify County block)*	✓		
34. PADOT Highway Occupancy Permit statement shown *(see note)*	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

No: 24-080

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality South Hanover Township Surveyor R.J. Fisher Engineer R.J. Fisher

Plat Title Land Development and Stormwater Management Site Plan 376 N. Hoernerstown Road

Zoning District RS – Residential Suburban Proposed Land Use Residential

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		County
X	Final	X	Land Development	X	Municipal
	P/F		Combined	X	Zoning
	Minor			X	S&LD

of Lots 1 # of New Lots 0 # of DUs 1 Acs Subdiv/Devel 3.95 Total Acs 40.31

Date Received 7-26-2024 Staff Review 7-31-2024 Official County Review 7-31-2024

Reviewed by GD Checked by _____ Parcel ID 56-002-001

Project Description: To construct a driveway, single family dwelling and pole barn on the site.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature of Engineer required (Section 22-305.15.B.3)

3. No property bearings distances or iron pin locations shown. Also no point of beginning provided. (Section 22-303.12)

4. A note provided indicates floodplains, however no mapping was evident. TCRPC GIS mapping indicates a small area of floodplain on the northern portion of the property (adjacent to unnamed tributary to Beaver Creek) (Section 22-302.6.G)

5. Review is required to determine if two residences on one structure is permitted within the Residential Suburban zoning district. If the zoning officer determines not permitted by right, then a variance would be required.

6. Township to determine the applicability of the sidewalk requirement and recreation fee.

Plan No. 24-080

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown		✓	
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains		✓	
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal– public ( ) on-lot (x)	✓		
Water supply – public ( ) well (x)	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown		✓	
25. Sidewalks shown *(see note)*		✓	
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided *(See note)*		✓	
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown *(see note)*	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		



[redacted]

From: Duke, Gerard <gduke@tcrpc-pa.org>
Sent: Thursday, August 1, 2024 9:34 AM
To: Karleigh Killinger <kkillinger@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Cc: Brian Engle <bengle@rettew.com>; Zoning Officer <zoning@southhanover.org>
Subject: DCPC plan reviews - South Hanover Township

Lynn and Karleigh:

Provided are the DCPC review comments for the three plans recently submitted to the County for their comments and review.

Sorry for the delay in getting these to you.

Any questions on the review – please let me know. Also, I plan on being at the next Township Planning Commission meting on Tuesday. I can also answer any questions at that time as well.

Jerry

GERARD DUKE, AICP
Dauphin County Planning Coordinator
Please note our NEW ADDRESS:
Tri-County Regional Planning Commission
320 Market St. #301E
Harrisburg, PA 17101
Office: (717) 234-2639
www.tcrpc-pa.org



[redacted]

[redacted]

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Thursday, November 2, 2023 12:41 PM
To: Lynn Wuestner <lwuestner@southhanover.org>; Jack Studer <jstuder@southhanover.org>; Stoehr, Kevin John [redacted]; Nora Blair <nblair@southhanover.org>; [redacted] <[redacted] [redacted]
Morgan M. Madden <mmadden@eckertseamans.com>; James A. Diamond <JDiamond@eckertseamans.com>; bengle@rettew.com <bengle@rettew.com>; Duke, Gerard <gduke@tcrpc-pa.org>; Art Heilman <aheilman@southhanover.org>; Zoning Officer <zoning@southhanover.org>; Fchlebnikow <Fchlebnikow@rettew.com>
Subject: PC Meeting Agenda 11-8-23

Please see attached the agenda for next Wednesday's PC meeting.

Thank you!

Karleigh Killinger

Administrative Assistant
Township of South Hanover
161 Patriot Way
Hershey, Pa 17033
717-566-0224 ext. 102
kkillinger@southhanover.org

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Tuesday, November 14, 2023 11:56 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: PC minutes 11-8-23

Karleigh Killinger

Administrative Assistant
Township of South Hanover
161 Patriot Way
Hershey, Pa 17033
717-566-0224 ext. 102
kkillinger@southhanover.org

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Thursday, October 26, 2023 3:02 PM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Pennsy/Mumma Meeting Minutes

The only thing we need to do is get Charlie's full name and the company he works for so I can integrate it in here.

Karleigh Killinger

Administrative Assistant
Township of South Hanover
161 Patriot Way
Hershey, Pa 17033
717-566-0224 ext. 102
kkillinger@southhanover.org

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Wednesday, August 7, 2024 2:03 PM
To: Drew Weidman <drew@thesunontheweb.com>
Subject: Re: Quarry Plan

Please see the attached statement from Planning Commission Chairman. The PC meeting is this evening.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 10:35 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

Ok. I'm super confused now because one of the sketches shows housing developments on either side of Grandview Road. Could I give you a quick call today to have an off-the-record convo?

Drew



Drew Weidman
General Manager & Editor, The Sun Newspaper
717-566-3251 | drew@thesunontheweb.com
TheSunOnTheWeb.com
18 E. Main Street, Hummelstown PA 17036

On Apr 5, 2024, at 10:21 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:

Drew:
It will be on only one side of Grandview. No exit from development onto Grandview. This is certainly the alternative to what could be done, as under the current (By Right) Zoning of Industrial, the boundaries would be much less and more disruptive to neighbors and residents.
The Board of Supervisors has not been presented with the plan. This has only been seen by the Planning Commission who have been very heavy handed on the review, making every effort to protect the residents of South Hanover Township.
I was just notified that the developer is planning a neighborhood meeting in the next two weeks to share the concepts with the community. Thanks!

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 9:53 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

> You don't often get email from drew@thesunontheweb.com. Learn why this is important

Wow. Just a few quick questions if you'd be able to answer …

1. Where is the plan at in the process, currently? Has it come before any board meetings?

2. Would you be able to describe the plan in a little detail? I see what looks like 7 buildings total and 71 total residential units on either side of Grandview Road. Is that correct?

<Screen Shot 2022-04-05 at 2.51.17 PM.png>

> On Apr 5, 2024, at 9:39 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
>
> Yep, totally crazy! Please find attached. Let me know if you have any questions.
>
> *Lynn Wuestner, Manager*
> *South Hanover Township*
> *161 Patriot Way*
> *Hershey, PA 17033*
> *717-566-0224*

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 9:09 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Quarry Plan

> You don't often get email from drew@thesunontheweb.com. Learn why this is important

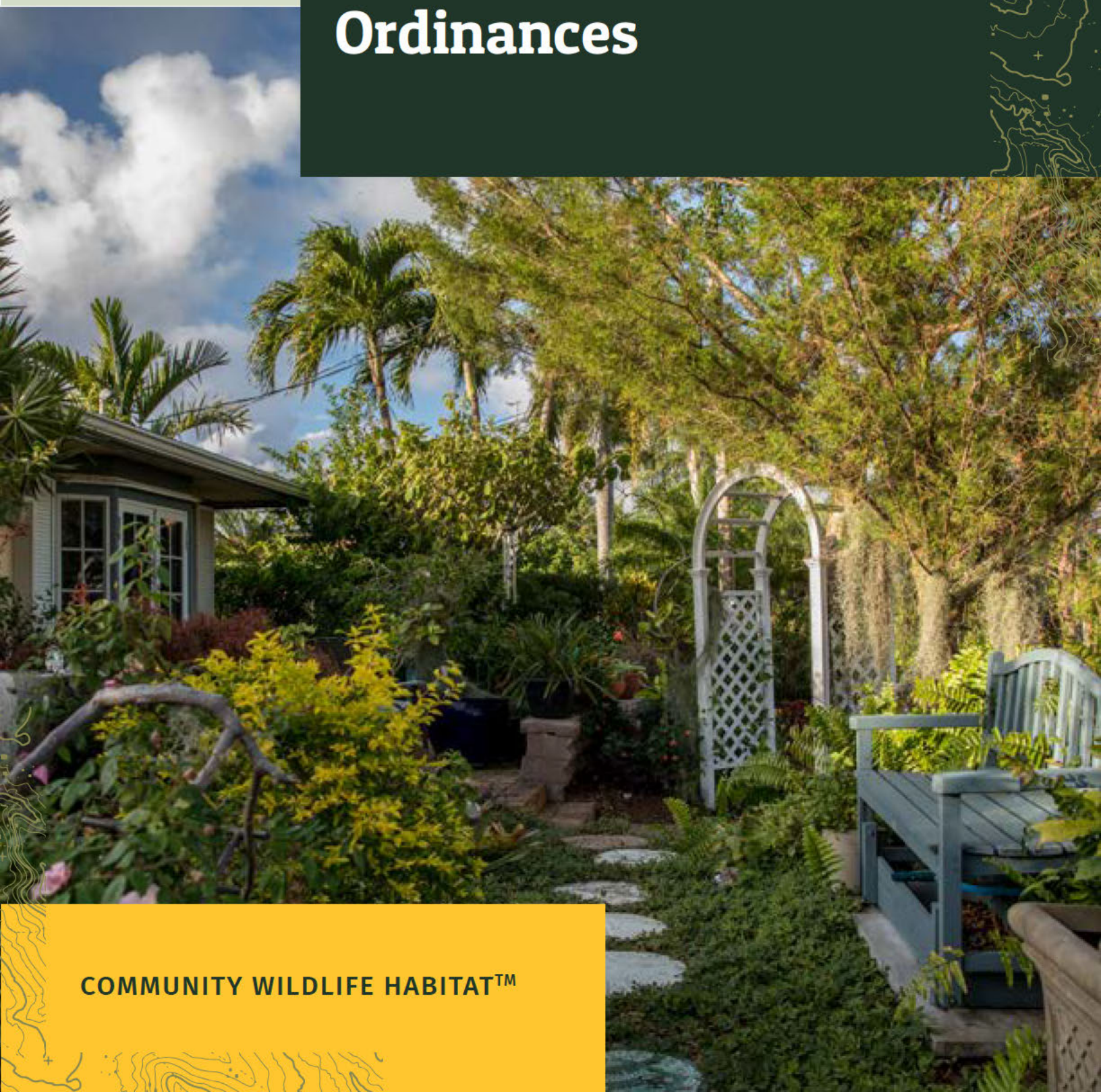
Hi Lynn!

It seems like everyone and their brother has gotten their hands on the sketch plan for the former Pennsy Quarry. Would you be able to provide me a copy? Everything I have is low resolution.

Thanks!
Drew
<Screen Shot 2022-04-05 at 2.51.17 PM.png>

<Hummelstown Meeting Exhibits.pdf>

Guide to Passing Wildlife-Friendly Property Maintenance Ordinances



COMMUNITY WILDLIFE HABITAT™

NATIONAL WILDLIFE FEDERATION LEAD AUTHOR:
Samantha R Miller

ACKNOWLEDGMENTS:
We appreciate the entire National Wildlife Federation family that is working to create healthy, sustainable, wildlife-friendly communities across the United States. This includes our National Wildlife Federation staff, our state affiliate partners, and our networks of communities, individuals, and schools that are committed to creating healthy communities that support both humans and wildlife.

PHOTO CREDITS:
Front Cover image: Erika Larsen
Second Image: Erika Larsen
Third Image: Mary Anne Borge
Fourth Image: Mary Anne Borge
Fifth Image: Sanja Jennings
Sixth Image: Erika Larsen
Seventh Image: Catherine Zimmerman
Eighth Image: Mary Anne Borge
Back Cover: Patrick Fitzgerald

PROGRAM WEBSITES:
Community Wildlife Habitat: www.nwf.org/communitywildlifehabitat
Mayors' Monarch Pledge: www.nwf.org/MayorsMonarchPledge
Garden for Wildlife: www.nwf.org/Garden
Trees for Wildlife: www.nwf.org/trees

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About This Guide

Transform local landscaping practices and you can empower any individual or organization to participate in the expansion of wildlife-friendly habitat where they live, work, play, and worship.

This guide is for mayors, heads of local and tribal governments, municipal staff, homeowners' associations, and others who want to promote the expansion of wildlife-friendly habitats in their communities. It provides case studies of cities that revised their property maintenance ordinances to incentivize homeowners and other landowners to transform their land into wildlife habitats. This guide will also provide model ordinances and policies that can be adopted by any municipality across the country.

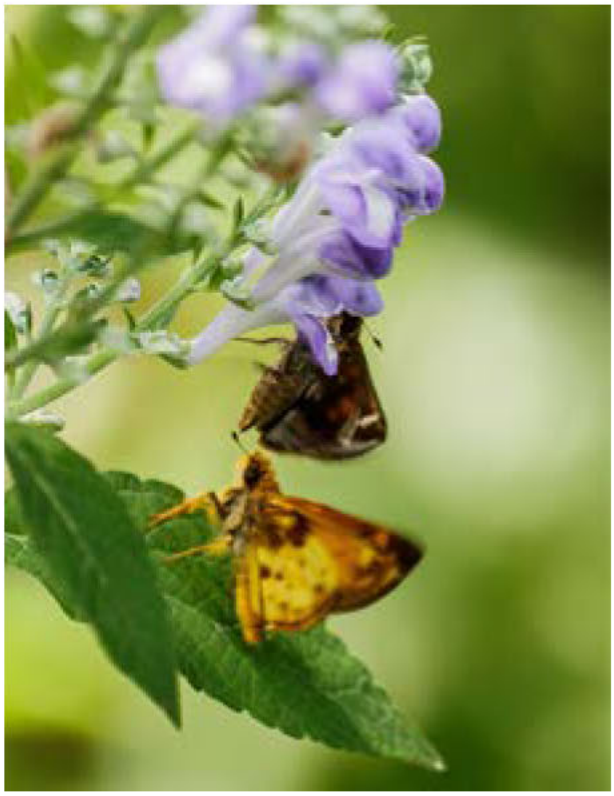
CERTIFIED WILDLIFE HABITAT AT HOME IN BROWARD COUNTY, FL. PHOTO CREDIT: ERIKA LARSEN

Supporting Healthy, Sustainable, Wildlife-Friendly Communities

The Community Wildlife Habitat™ program partners with cities, towns, counties, neighborhood associations, and other communities across the country to create healthier, sustainable, and more wildlife-friendly communities. The program provides community leaders with a program framework to restore wildlife habitat and educate and engage community members while working to attain the National Wildlife Federation's certification as a wildlife-friendly community.

We are facing a wildlife extinction crisis globally. Here in the United States one-third of our wildlife are at increased risk of extinction in the coming decades. We've lost 3 billion birds from the North American bird population since 1970. Bees are disappearing, with the once-common rusty-patched bumble bee now listed as endangered. Monarch butterfly numbers have plummeted by as much as 90 percent in the east and by over 99 percent in the west. But many of these wildlife species can thrive right alongside us if we just give them some habitat within ourw cities, towns, and neighborhoods.

Healthy, sustainable, wildlife-friendly communities provide the four basic elements that wildlife and nature need to survive: food, water, cover, and places to raise young. When habitat is created with these four elements and is managed with sustainable practices, we can create biodiverse ecosystems wherein both humans and wildlife thrive.



FEMALE ZABULON SKIPPER NECTARING FROM DOWNY SKULLCAP PHOTO CREDIT: MARY ANNE BORGE



PERPLEXING OR CONFUSING BUMBLE BEE ON FEMALE FLOWER OF WINTERBERRY HOLLY PHOTO CREDIT: MARY ANNE BORGE

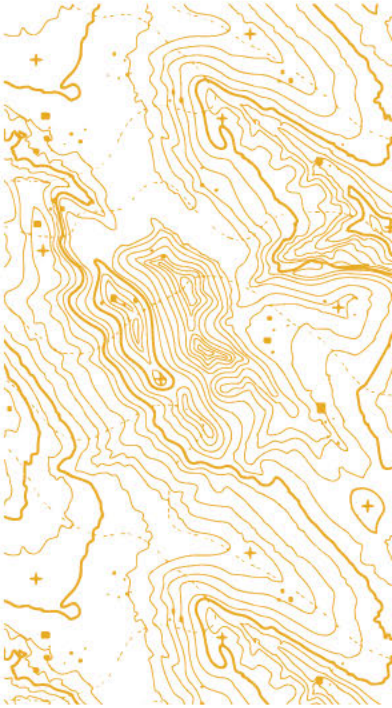


Role of Municipalities in Wildlife Conservation

Cities, counties, and homeowners' associations have control over what plants are installed at municipal buildings, parks, medians, and other common areas. These communities also often have tall grass or weed ordinances in place to ensure homeowners and businesses maintain their landscapes in a way that doesn't create a nuisance or hazard to neighbors or the community.

These ordinances, though useful in keeping communities safe, enforce a conventional landscape aesthetic of a close-cropped lawn that will often provide no benefit for local wildlife. Many of these conventional practices would disincentivize citizens from creating pollinator meadows, prairie patches, and other gardens that grow over a maximum threshold. Property maintenance ordinances should reflect the needs of local wildlife. By creating habitat corridors between larger protected areas and residential, urban areas, we can support a myriad of vital migratory wildlife species such as butterflies, bees, and songbirds.

Green Bay, WI; Evanston, IL; Minneapolis, MN; Austin, TX, and the High Desert Residential Owners Association in Albuquerque, NM have been spearheading the development and expansion of property maintenance practices that create healthy, sustainable, wildlife-friendly communities. These communities have developed models for community-led wildlife conservation efforts at the local level. Each community will serve as a case study that can be adopted by any municipality across the nation.



VOLUNTEERS AT THE SALEM LUTHERAN CHURCH TOLEDO,OH. PHOTO CREDIT: SANJA JENNINGS

Recomended Policy Solutions



Promote Native Plants and Natural Landscaping

In April 2012, Green Bay, Wisconsin's city council extensively revised its ordinance dealing with weeds and the maintenance of vegetation to recognize the importance of native plants and natural landscaping.

The ordinance promotes natural landscaping and the use of native plants while emphasizing the need to limit uncontrolled plant growth on private and city-managed property. The ordinance gives clear definitions of what constitutes a garden and planned natural landscapes, and includes the plants on the state and local noxious plant lists. Wisconsin native plants are also explicitly recognized as important for soil and water conservation.

These provisions promote the planting of native plants and vegetation and have had an immense benefit to local wildlife and pollinator species. The city has specific guidelines that require individuals and businesses to remove any unmanaged plant growth. Unmanaged plant growth is defined as, "any grass, hay, weeds, brush or other offensive vegetation which has grown to a height of over 9" but the ordinance exempts gardens, planned natural landscaping, and plants in environmentally sensitive areas.

Promoting native plants in your community will provide the highest benefit to local wildlife and pollinators. Allowing homeowners and businesses to create these natural landscapes promotes community engagement and provides opportunities to get people involved in wildlife conservation.

See the adapted model ordinance from Green Bay, WI on the next page and view the full ordinance here.

Model Ordinance

(1) Purpose. It is the purpose of this section to prohibit the uncontrolled growth of vegetation and to control noxious weeds, while permitting the planting and maintenance of planned natural landscaping that add diversity and richness to the quality of life. There are reasonable expectations regarding the proper maintenance of vegetation on any lot or parcel of land. It is in the public's interests to provide standards regarding the maintenance of vegetation because vegetation which is not managed can decrease the value of nearby properties and threaten the public health and safety. It is also in the public's interests to encourage diverse landscaping treatments, particularly those that encourage the preservation, restoration, and management of native plant communities which can be economical, low-maintenance and effective in soil and water conservation. The city enacts this section to balance these competing interests.

2)Definitions.

(b)Garden means a cultivated area dedicated to growing vegetables, fruits, annual and perennial plants, ornamental grasses and ground cover in a well defined location.

(c)Native plants means those grasses (including prairie grasses), sedges (solid, triangular-stemmed plants resembling grasses), forbs (flowering broadleaf plants) that are native to or naturalized to the state. Native plants do not include weeds.

(d)Noxious weeds means any plant listed under § 23.235(1)(a) or 66.0407(1)(b), Wis. Stats., and shall also include Arctium spp. (burdock), Cirsium and Carduus spp. (thistle), Ambrosia spp. (ragweed), Alliaria petiolata (garlic mustard), Plantage lanceolate (buckhorn), and poison ivy.

(e)Ornamental grasses and groundcovers means grasses and groundcovers not indigenous to Wisconsin. Ornamental grasses do not include turf grasses and weeds

(f)Planned natural landscaping means a planned, intentional and maintained planting of native plants, ornamental grasses and groundcovers, rain gardens, shrubs and trees. Planned natural landscaping does not include any species of turf grasses and is not intended to allow a property owner to ignore lawn care duties. Planned natural landscaping does not include gardens.

(g)Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of storm water and accompanying pollutants from entering streams, rivers and lakes.

(h)Unmanaged plant growth means any grass, hay, weeds, brush or other offensive vegetation which has grown to a height of over nine inches but does not include:

1.Gardens,

2.Plants located on agricultural land,

3.Plants located on shoreland within 35 feet of the ordinary high-water mark,

4.Plants located within environmentally sensitive areas such as steep slopes, drainage ways, wetlands, and protective buffer areas, or

5.Planned natural landscaping that is wholly contained within the parcel on which it is planted and maintained

Exempt Managed Natural Landscapes from the "Public Nuisance" Property Code

Wildlife-friendly communities have clear guidelines on what constitutes a "nuisance" on public and private properties but also provide opportunities to increase local biodiversity through naturally managed landscapes.

In Minneapolis, Minnesota a public nuisance is defined as noxious weeds, rubbish, garbage, or any other foul or unhealthy material that is dangerous to the health, safety, and good order of the city. This ordinance also has provisions limiting weed and grass exceeding 8'; however, this excludes properties with managed natural landscapes.

The Minneapolis city council, "finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species".

Allowing managed landscapes throughout a community provides opportunities to meet other city-wide goals of biodiversity and conservation. Promoting native plants and managed landscape practices expands and improves the quality of habitat corridors between larger protected areas and residential, urban areas. Habitat fragmentation is one of the biggest threats to wildlife and pollinator species, and local policy ordinances have an important role in addressing this.

The property maintenance ordinance in Minneapolis also provides context as to what defines meadow vegetation, rain gardens, and ornamental plants. See the adapted model ordinance on the next page and view the full ordinance here.

Model Ordinance

(b) Right to install and maintain a managed natural landscape. An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

(1) Definitions.

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Noxious weed shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses common used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than eight (8) inches.

(3) Requirements.

a.Managed natural landscapes may include plants and grasses in excess of eight (8) inches in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

b.Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280.

Update Tall Grass Ordinances to Exempt Wildlife Habitat Projects

Austin, TX has a property maintenance ordinance outlining the requirements for keeping properties in a sanitary condition. Their ordinance states that safe, sanitary properties may not contain weeds or grasses above 12 inches, garbage, rubbish, and other unsanitary items. The ordinance provides an affirmative defense against tall weed sand grass violations which allows properties to have native and adapted vegetation over 12 inches if they are part of a local or national habitat or gardening program.

The ordinance states that grasses above 12 inches are not allowed except for the case of:

(3) a landscaped area arranged and managed consistent with a plan accepted by the City which area includes native or adapted vegetation, where weed control and other periodic maintenance occurs:

Austin residents can maintain their natural landscapes over 12 inches if they are part of the National Wildlife Federation's Certified Wildlife Habitat™ program or another landscaping program approved by the City of Austin.

This exemption is useful because national and local programs that promote neighborhood habitat will often have guidelines and recommendations for growing and maintaining wildlife-friendly natural landscapes. This exemption allows for planned growth of gardens and yards that are intentional, and well managed, and therefore can be a benefit to both humans and wildlife.

Read the full ordinance here.

Remove Milkweed from Noxious Plant Lists

In 2017, the town of Evanston, IL updated its ordinance to remove milkweed from the list of noxious plants. Updating your property maintenance ordinance to exclude milkweed from its noxious plant list will provide a tremendous benefit to the monarch butterfly. The monarch butterfly relies exclusively on its host plant milkweed, which can grow two to six feet tall depending on the species. A traditional ordinance would often consider a milkweed garden a public nuisance and required it be cut down. We know that the presence of milkweed in home gardens and public spaces will support monarch butterfly and pollinator populations, while also strengthening ecosystem function.

Create a Homeowners Association Landscape Plan or Approved Plant List

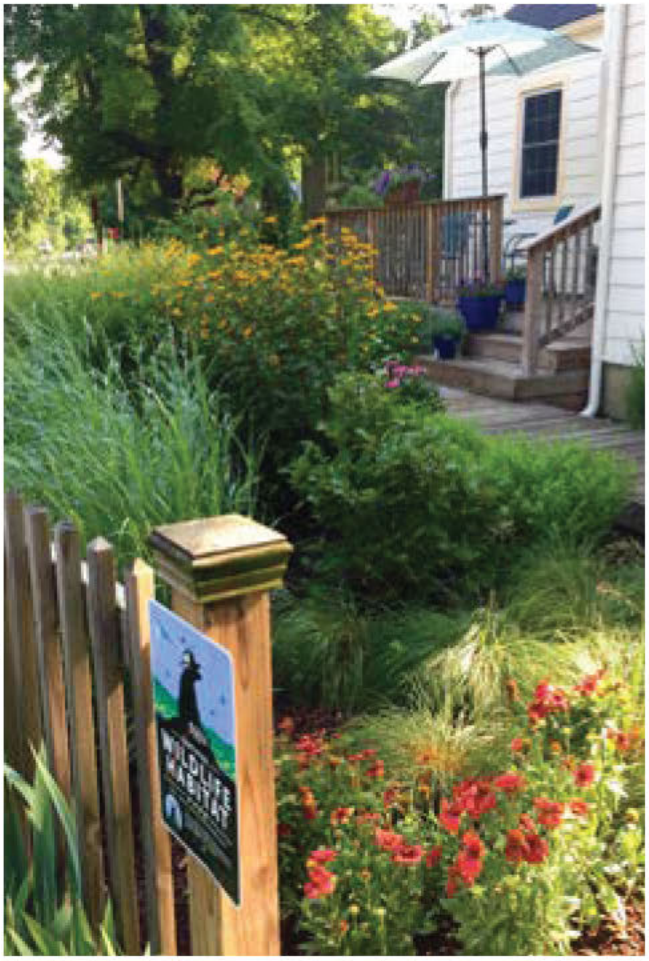
"As stewards of this land we are committed to the vision of a community conceived, designed and built to preserve nature's intricate balance. Our goal is an integrated and sustainable community which honors its Southwestern roots and natural habitats while providing a place that will endure."- High Desert Residential Owners Association in Albuquerque New Mexico.

High Desert is a master-planned, sustainable community located in Albuquerque New Mexico. The High Desert Residential Owners Association manages the community involvement in the Community Wildlife Habitat program.

The High Desert Residential Owners Association has set landscaping standards for future members, landscape architects, and contractors working in the community. They prioritize practices that support wildlife that is native to the Sandia Mountains and the Cibola National Forest where they call home.

High Desert has an approved and prohibited plant list that clearly states the importance of using native plants. They define native plants as any plant that existed before the development of the High Desert area. However, they also emphasize the value of including drought-tolerant and climate-adaptive plants, even if they aren't classified as natives. Their approved plant list prioritizes plants that are best suited to survive the region's desert conditions and support the local wildlife. Equally important, is the discussion of cultural land management practices and plant selections that can reduce the likelihood of wildfires. See the full approved and prohibited plant list here.

High Desert has an extensive landscape master plan that presents the community's landscape planning and design principles, an assessment of existing conditions, conceptual designs, and priorities for the High Desert landscape. Some of the overall goals of the plan are to respect and maintain native vegetation and habitat and to conserve water through sustainable irrigation practices. View an adapted portion of the landscape plan below and the full landscape plan here.



CERTIFIED WILDLIFE HABITAT AT A HOME GARDEN IN YELLOWSPRINGS, OH. PHOTO CREDIT: CATHERINE ZIMMERMAN

Model Landscape Master Plan

(I.)INTRODUCTION

For the purposes of this report a native plant is defined as plants that are endemic or indigenous to the area and that are adapted to the climate, soil, and moisture conditions of the area. Strict adherence to this native plant definition can limit plant choices to the detriment of landscape design. This reports advocates more use of native plant materials while maintaining that adapted native plants (from a nearby or similar region) or introduced plants (from other locales with similar climatic conditions) that have proven resilience are non-native, but appropriate for certain situations where a native is not suitable.

(a) PRINCIPLES

Create beautiful, sustainable, resilient, and functional landscapes that benefit people and the environment.

Respect and seek inspiration from growth habits of native plants and natural systems.

(b) Irrigation Design Principles

Design irrigation systems in the most efficient, flexible, and durable manner possible to serve new and maturing landscapes.

Make use of passive water harvesting.

Audit all existing and new spray irrigation systems to measure efficiency.

(c) Planting Design Principles

Select the right plant for the right location. Study and utilize microclimates created by natural and manmade structures as a factor in plant selection.

Create a measurement of landscape resilience for each landscape zone in order to establish a more resilient High Desert Landscape. In response to site conditions and the desired landscape zone's aesthetic, establish plant palettes with a deliberate ratio of native species to non-native species.

(d) Maintenance Principles: Contractor Obligations

Landscape contractors at High Desert will be expected to educate their staff about arid environment landscape maintenance techniques to perpetuate the vision and goals of the High Desert Landscape Masterplan.

Landscape maintenance contractors at High Desert will be proactive about creating resilient landscapes. Proactive landscape maintenance means assessing and anticipating landscape and irrigation needs such as maintaining soil and plant health, making irrigation system replacements and controller timing changes before plants fail, and training plants appropriately to thrive in site specific situations.

(e) RECOMMENDATIONS

This Landscape Masterplan is in part a decision-making document and design manual for current and future HDROA members, landscape architects, and contractors working at High Desert. Recommendations are organized as: A. General Recommendations (applicable to all zones) and B. Recommendations for Specific Zones.

Promote Neighbor-Friendly Landscaping Practices

Top-level changes such as the ones demonstrated in this guide will help protect local wildlife and pollinators and will support the overall resiliency and biodiversity of your community. The residents of your community also have a vital role to play in the creation and management of wildlife gardens.

Natural landscaping practices could be misunderstood by residents or homeowner associations that don't understand the benefit to both humans and wildlife. However, residents can take a few steps to ensure that as they transition to managing natural landscapes that they build those relationships with their neighbors and community members and educate them about the importance of wildlife gardens. Local leaders should encourage residents to adopt neighbor-friendly practices such as having those conversations with their neighbors or starting small with native plants that have pretty blooms. For a full list of neighbor-friendly wildlife gardening tips please check out this full resource.

MINING BEE ON AMERICAN CRANBERRYBUSH PHOTO CREDIT: MARY ANNE BORGE




Butterfly Garden
WILDLIFE HABITAT

Township of South Hanover
Sketch Plan Meeting – Hanover Company
161 Patriot Way
Hershey, PA 17033
Thursday, October 26, 2023

Supervisors/Commissioners:
Stephen Cordaro, Chairman BOS
Jack Studer, Chairman PC

Township Personnel:
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Greg Walters, PW Foreman
Frank Chlebnikow, Zoning Officer

Present: Dan Gordon, Hanover Industrial – Charlie

Meeting Start: The meeting started at 9:10 a.m.

Development of Pennsy/Mumma Property:
Mr. Gordan stated that his company is under contract for the purchase of the Pennsy/Mumma properties. He works for the industrial division at the Hanover Company. Their company has an exterior and interior architect. He stated that his company is excited about the project and wants to get feedback from the Township. The plan presented included 3 warehouses in the industrial district, with the main access using the existing road in Derry Township over the bridge into South Hanover. Charlie stated that the warehouse located right behind the residential houses is a concern. The bridge would be renovated to be brought up to code. Mr. Gordan asked if there was any interest in apartment buildings. The Chairmen and Manager collectively answered no. Mr. Gordan stated that instead of building a warehouse behind the residential neighborhood, the zoning could be swapped to allow single-family homes. This would separate the industrial district area. Board of Supervisors Chairman Cordaro stated that the Township needs affordable single-family dwellings. Planning Commission Chairman Studer expressed traffic concerns and added that there will still need to be an emergency access from the industrial park. There was some discussion on the private driveway that connects to the industrial district currently. Mr. Gordan stated that a master plan will be done to reconfigure the industrial land use and swap the zoning on the remaining land to include residential housing. He emphasized that they would meet buffer requirements and have no problem planting extra trees. He stated that the warehouse would be no more than a total of 1.5 million feet. Planning Commission Chairman Studer asked if there was a possibility for light commercial use. Mr. Gordan responded that the buildings can be divided into 2-4 sections to accommodate flex space. Zoning Officer Chlebnikow stated that these properties would be serviced by public sewer and water. There was discussion on various sewer routes and capacity concerns. The sewer would go to DTMA's treatment facility. There was also discussion on the possibility of natural gas connection and using the quarry as the main source of water for the fire suppression system. Mr. Gordan stated that he will have 3 sketch plans available for the upcoming Planning Commission meeting to show the options for uses. The Chairmen and Manager agreed to have two informal presentations: one at the PC meeting and another at the next workshop. Mr. Gordon and Charlie agreed they would submit $7,500.00 for escrow.

Meeting End: The meeting ended around 10:15 a.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

DRAFT

Township of South Hanover
Sketch Plan Meeting – Hanover Company
161 Patriot Way
Hershey, PA 17033
Thursday, October 26, 2023

Supervisors/Commissioners:
Stephen Cordaro, Chairman BOS
Jack Studer, Chairman PC

Township Personnel:
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Greg Walters, PW Foreman
Frank Chlebnikow, Zoning Officer

Present: Dan Gordon, Hanover Industrial & Charles Courtney, McNees Wallace & Nurick

Meeting Start: The meeting started at 9:10 a.m.

Development of Pennsy/Mumma Property:
Mr. Gordan stated that his company is under contract for the purchase of the Pennsy/Mumma properties. He works for the industrial division at the Hanover Company. Their company has an exterior and interior architect. He stated that his company is excited about the project and wants to get feedback from the Township. The plan presented included 3 warehouses in the industrial district, with the main access using the existing road in Derry Township over the bridge into South Hanover. Mr. Courtney stated that the warehouse located right behind the residential houses is a concern. The bridge would be renovated to be brought up to code. Mr. Gordan asked if there was any interest in apartment buildings. The Chairmen and Manager collectively answered no. Mr. Gordan stated that instead of building a warehouse behind the residential neighborhood, the zoning could be swapped to allow single-family homes. This would separate the industrial district area. Board of Supervisors Chairman Cordaro stated that the Township needs affordable single-family dwellings. Planning Commission Chairman Studer expressed traffic concerns and added that there will still need to be an emergency access from the industrial park. There was some discussion on the private driveway that connects to the industrial district currently. Mr. Gordan stated that a master plan will be done to reconfigure the industrial land use and swap the zoning on the remaining land to include residential housing. He emphasized that they would meet buffer requirements and have no problem planting extra trees. He stated that the warehouse would be no more than a total of 1.5 million feet. Planning Commission Chairman Studer asked if there was a possibility for light commercial use. Mr. Gordan responded that the buildings can be divided into 2-4 sections to accommodate flex space. Zoning Officer Chlebnikow stated that these properties would be serviced by public sewer and water. There was discussion on various sewer routes and capacity concerns. The sewer would go to DTMA's treatment facility. There was also discussion on the possibility of natural gas connection and using the quarry as the main source of water for the fire suppression system. Mr. Gordan stated that he will have 3 sketch plans available for the upcoming Planning Commission meeting to show the options for uses. The Chairmen and Manager agreed to have two informal presentations: one at the PC meeting and another at the next workshop. Mr. Gordon and Mr. Courtney agreed they would submit $7,500.00 for escrow.

Meeting End: The meeting ended around 10:15 a.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

The Hanover Company has submitted a preliminary plan which proposes to conform to current ordinances for both the industrial zoned tract of approximately 250 acres on the former Pennsy Quarry property and the Residential Cluster zoned tract of approximately 250 acres which borders the Quarry property and both sides of Grandview Drive.

The plan proposes three large warehouses totaling 983,320 sq. ft located on the Quarry Property and with the RC zoned tract subdivided into single family homes on 1 acre lots. The Hanover Co. is committed to building the warehouse complex and has submitted this plan to establish their legal right to a review period and Board of Supervisors decision within 90 days of plan submission.

This submitted plan severely impacts adjacent residential areas and could connect high volume car and truck traffic via Wagner St. to Grandview Drive and would likely result in unacceptable traffic into the Hummelstown Square and Grandview/ Union Deposit Rd. intersections.

The Hanover Company stated that they are still open to an alternate plan which has been under consideration by South Hanover Township that would greatly reduce this impact and would isolate Wagner St. and Grandview from the warehouse complex.

To implement this alternate plan, the Hanover Company needs to obtain a zoning amendment from South Hanover Township as well as approvals from other governmental agencies to improve the connection from Pennsy Supply Drive to Hershey Park Drive. They have waived the 90-day time limit as progress is made on this alternative plan but have reserved the right to reinstate the 90-day window at any time of their choosing.

While South Hanover Township recognizes the legal right of the Hanover Company to develop these properties in accordance with current zoning and land development ordinances, the Township is committed to working with them and governmental agencies to formulate a plan that reduces negative impacts and protects the interests of residents of our township as well as those of neighboring municipalites.as much as possible.

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Tuesday, February 6, 2024

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman
Philip Zulli, Secretary
Thomas Scott
Trevor Spivey

Township Personnel:
Morgan Madden, Solicitor
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: Paul Stuber, Linda Stuber, Charlie Courtney, Taylor Gelinas, Stephen Cordaro

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Tuesday, February 6, 2024, at 6:31 p.m.

Approval of Minutes:
Motion: Secretary Zulli made a motion to approve the January 3, 2024, meeting minutes with corrections. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote. Vice Chairman Stoehr abstained because he was not present at the meeting.**

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

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

Engineer's Report:
Farm Crest – Jillian Way and N. Hoernerstown Road Intersection Concepts: Manager Wuestner tabled this item until the next meeting. She stated that there are many questions about the boardwalk design. The Farm Crest developers want to work with their engineers then go back to PennDOT before any approvals by the Township Planning Commission and Board of Supervisors. Discussion ensued about the accidents happening at the intersection of Jillian Way and N. Hoernerstown Road.

Manager Report:
Proposed Zoning Amendment: Chairman Studer stated that the proposed zoning amendment for the development of the Pennsy/Mumma properties has been reviewed by the Township Zoning Officer. He stated that there were a few items that needed addressed, including access, zoning districts, lighting and allowed uses. He stated that access to the property from Hersheypark Drive would need a Highway Occupancy Permit (HOP) and is concerned with the response or requests that may be received from PennDOT. Interaction with MHS/Hershey Trust may be needed for easements. Chairman Studer stated that he would like to see separate zoning districts for the warehouses and flex space because of possible future changes in ownership. He stated that there would be no access to Grandview Road except in an emergency. He stated that for lighting 30' light poles and wall lighting are okay on the nonresidential side of the buildings, but on the residential side the light poles could be no taller than 20' and no wall lighting. Zoning Officer, Frank Chlebnikow stated that there are many types of lighting criteria. He recommended working with the developer on the options to solve any issues. Charlie Courtney, attorney for the developer, stated the only issue may be the size of the truck ports, but is willing to review. Chairman Studer stated that uses for the flex space should only be businesses that draw less traffic. Mr. Chlebnikow stated that the list of uses can be worked through and to stay away from office buildings. The Planning Commission agreed that an extensive review is needed before moving forward. Mr. Chlebnikow recommended directing Township staff to work though the concerns with the developer.

Motion: Commissioner Spivey made a motion to direct the Zoning Officer to work with Mr. Courtney on the zoning amendment. Seconded by Commissioner Scott.

DRAFT

Manager Wuestner asked if there is anything that needs addressed to be considered or approved. Secretary Zulli stated that anything that attracts traffic in the flex space, back up devices and lighting need addressed. Chairman Studer added that a public address system should only be used in an emergency or eliminated. He stated that the PC will look at the buffer requirements for the next meeting. He stated that the distance should be to property lines and not dwellings. He asked about the status of the HOP.. Mr. Courtney stated that he is waiting to hear back. He stated that there is other potential development activity on the Derry Township side of Pennsy's property.

Motion passed with a 5-0 vote.

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

Other Business:
Secretary Zulli stated that he reviewed the map that was provided by the County. He stated that the rural appearance of the Township has dissipated.

Adjournment: Vice Chairman Stoehr made a motion to adjourn. Seconded by Secretary Zulli. The meeting was adjourned at 7:06 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

DRAFT

PLANNING COMMISSION
JACK STUDER, CHAIRMAN
KEVIN STOEHR, VICE CHAIRMAN
PHILIP ZULLI, SECRETARY
THOMAS SCOTT
TREVOR SPIVEY

TOWNSHIP OF SOUTH HANOVER

Incorporated 1842

161 Patriot Way
Hershey, PA 17033
(717) 566 – 0224
(717) 566 – 9506 fax
www.southhanover.org

BOARD OF SUPERVISORS
STEPHEN CORDARO, CHAIRMAN
FRANK TOMASIC, JR., VICE CHAIRMAN
ROBERT CASSEL, SECRETARY
JACK STUDER, ASST. SECRETARY
KEVIN BUSHER

TOWNSHIP MANAGER
LYNN WUESTNER

ADMINISTRATIVE ASSISTANT
KARLEIGH KILLINGER

PLANNING COMMISSION AGENDA TUESDAY, MARCH 5, 2024

Call to order – 6:30 p.m.
Motion to approve the February 6, 2024, Meeting Minutes
Public Comment

SOLICTOR'S REPORT:

ENGINEER'S REPORT:

MANAGER'S REPORT:
FOR DISCUSSION: Farm Crest – Jillian Way and N. Hoernerstown Road Intersection Concepts
FOR DISCUSSION: Hanover Company - Pennsy/Mumma Property - Proposed Zoning Amendment

CHAIRMAN'S REPORT:

OLD BUSINESS:
NO ACTION: Landscape Ordinance
NO ACTION: Official Map

OTHER BUSINESS:

Motion to Adjourn:

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 shacks, 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.

C:\Users\rdennis\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\26XU5P1I\2024-01-15_Zoning Ordinance Amendment with Comments (002).docx

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 Hanver; 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 activates 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.

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

ATTEST

_____
_____, Secretary

_____
_____, (Vice) Chairman

Other Comments

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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 Hanver; 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 activates 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.

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

ATTEST

_____
_____, Secretary

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_____, (Vice) Chairman

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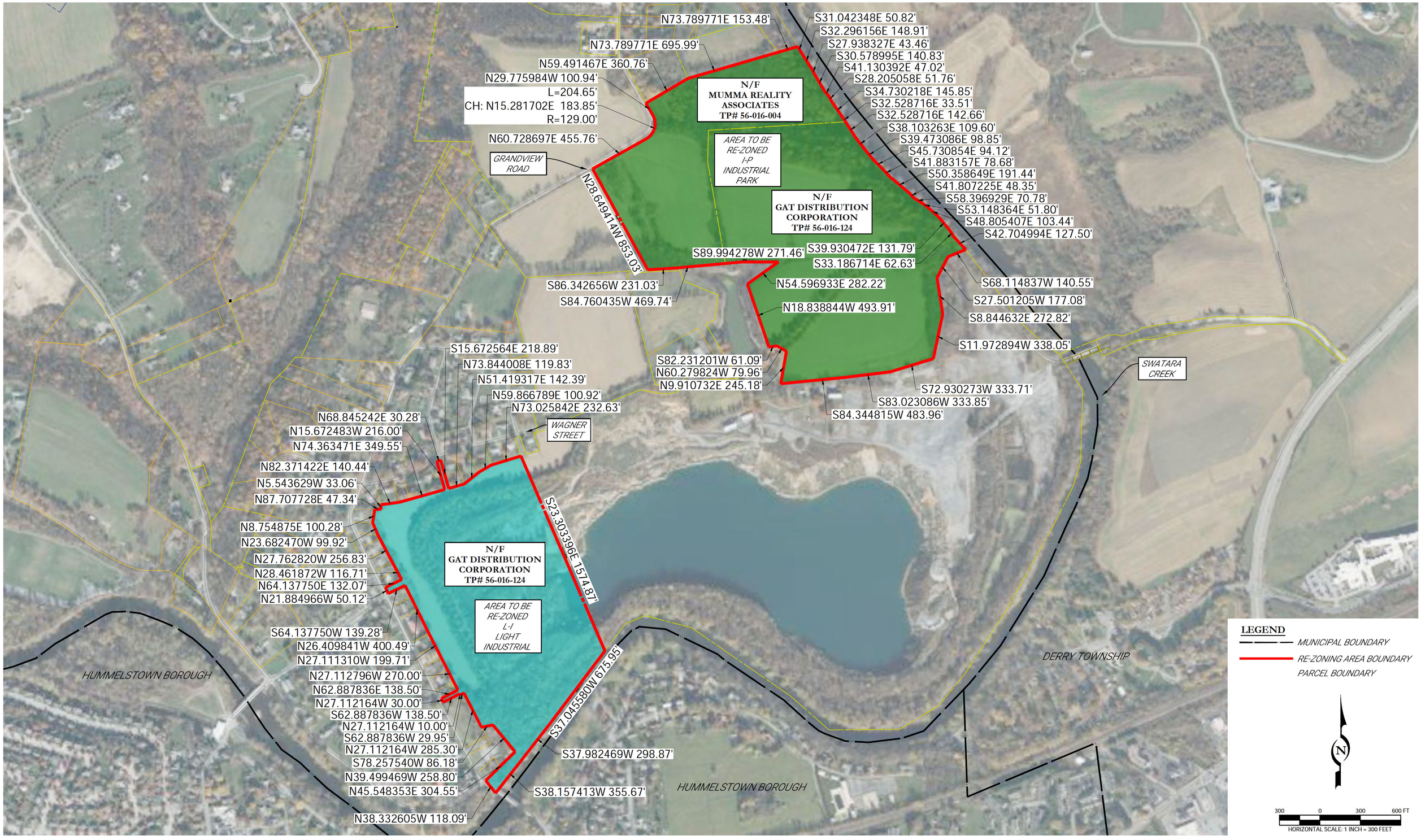
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2ND FLOOR
WORMLEYSBURG, PA 17043
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www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

FEBRUARY 2024

RE-ZONING EXHIBIT

Issued : December 7, 2023 **Project No. 1190-04**
Revised : February 28, 2024

LEGAL DESCRIPTION
RE-ZONING BOUNDARY AREA

ALL THAT CERTAIN tract, piece, or parcel of land for right of way boundary situated in South Township, Dauphin County, Commonwealth of Pennsylvania, as shown on plan by Livic Civil, entitled Re-zoning Exhibit, Project No. 1190-04, dated December 1, 2023, being more fully described as follows:

BEGINNING at the northeastern side of the right-of-way of Grandview Road, along lands now or late Mumma Reality Associates, at an existing property corner, the True Point of Beginning;

Thence (1) From said Point of Beginning heading North 59.491467° East along lands now or late Mumma Reality Associates a distance of 360.76 feet to another point;

Thence (2) Heading North 73.789771° East along lands now or late Mumma Reality Associates a distance of 695.99 feet to another point;

Thence (3) From aforementioned point heading North 73.789771° East along lands now or late Mumma Reality Associates a distance of 153.48 feet to another point;

Thence (4) Heading South 31.042348 ° East along lands now or late Mumma Reality Associates a distance of 50.82 feet to another point;

Thence (5) From said point heading South 32.296156 ° East along lands now or late Mumma Reality Associates a distance of 148.91 feet to another point;

Thence (6) Heading South 27.938327 ° East along lands now or late Mumma Reality Associates a distance of 43.46 feet to another point;

Thence (7) From aforementioned point heading South 30.578995 ° East along lands now or late Mumma Reality Associates a distance of 140.83 feet to a point;

Thence (8) Heading South 41.130392 ° East along lands now or late Mumma Reality Associates a distance of 47.02 feet to another point;

Thence (9) From said point heading South 28.205058° East along lands now or late Mumma Reality Associates a distance of 51.76 feet to another point;

Thence (10) Heading South 34.730218° East along lands now or late Mumma Reality Associates a distance of 145.85 feet to another point;

Thence (11) From aforementioned point heading South 32.528716° East along lands now or late Mumma Reality Associates a distance of 33.51 feet to a point;

Thence (12) Heading South 32.528716° East along lands now or late GAT Distribution Corporation a distance of 142.66 feet to another point;

Thence (13) From said point heading South 38.103263° East along lands now or late GAT Distribution Corporation a distance of 109.60 feet to a point;

Thence (14) Heading South 39.473086° East along lands now or late GAT Distribution Corporation a distance of 98.85 feet to another point;

Thence (15) From aforementioned point heading South 45.730854 ° East along lands now or late GAT Distribution Corporation a distance of 94.12 feet to a point;

Thence (16) Heading South 41.883157° East along lands now or late GAT Distribution Corporation a distance of 78.68 feet to another point;

Thence (17) From said point heading South 50.358649° East along lands now or late GAT Distribution Corporation a distance of 191.44 feet to a point;

Thence (18) Heading South 41.807225° East along lands now or late GAT Distribution Corporation a distance of 48.35 feet to another point;

Thence (19) From aforementioned point heading South 58.396929° East along lands now or late GAT Distribution Corporation a distance of 70.78 feet to a point;

Thence (20) Heading South 53.148364° East along lands now or late GAT Distribution Corporation a distance of 51.80 feet to another point;

Thence (21) From said point heading South 48.805407° East along lands now or late GAT Distribution Corporation a distance of 103.44 feet to a point;

Thence (22) Heading South 39.930472° East along lands now or late GAT Distribution Corporation a distance of 131.79 feet to another point;

Thence (23) From aforementioned point heading South 33.186714° East along lands now or late GAT Distribution Corporation a distance of 62.63 feet to a point;

Thence (24) Heading South 42.704994° East along lands now or late GAT Distribution Corporation a distance of 127.50 feet to another point;

Thence (25) From said point heading South 68.114837° West along lands now or late GAT Distribution Corporation a distance of 140.55 feet to a point;

Thence (26) Heading South 27.501205° West along lands now or late GAT Distribution Corporation a distance of 177.08 feet to another point;

Thence (27) From aforementioned point heading South 8.844632° East along lands now or late GAT Distribution Corporation a distance of 272.82 feet to a point;

Thence (28) Heading South 11.972894° West along lands now or late GAT Distribution Corporation a distance of 338.05 feet to another point;

Thence (29) From said point heading South 72.930273° West along lands now or late GAT Distribution Corporation a distance of 333.71 feet to a point;

Thence (30) Heading South 83.023086° West along lands now or late GAT Distribution Corporation a distance of 333.85 feet to another point;

Thence (31) From aforementioned point heading South 84.344815° West along lands now or late GAT Distribution Corporation a distance of 483.96 feet to a point;

Thence (32) Heading North 9.910732° West along lands now or late GAT Distribution Corporation a distance of 245.18 feet to another point;

Thence (33) From said point heading North 60.279824° West along lands now or late GAT Distribution Corporation a distance of 79.96 feet to a point;

Thence (34) Heading South 82.231201° West along lands now or late GAT Distribution Corporation a distance of 61.09 feet to another point;

Thence (35) From aforementioned point heading North 18.838844° West along lands now or late GAT Distribution Corporation a distance of 493.91 feet to a point;

Thence (36) Heading North 54.596933° East along lands now or late GAT Distribution Corporation a distance of 282.22 feet to another point;

Thence (37) From said point heading South 89.994278° West along lands now or late GAT Distribution Corporation a distance of 271.46 feet to a point;

Thence (38) Heading South 84.760435° West along lands now or late Mumma Reality Associates a distance of 469.74 feet to another point;

Thence (39) From aforementioned point heading South 86.342656° West along lands now or late Mumma Reality Associates a distance of 231.03 feet to a point;

Thence (40) Heading North 28.649414° West along lands now or late GAT Distribution Corporation a distance of 853.03 feet to another point;

Thence (41) From said point heading North 60.728697° East along lands now or late Mumma Reality Associates a distance of 455.76 feet to a point;

Thence (42) Heading along a curve to the left having a radius of 129.00 feet, an arc length of 204.65 feet, heading North 15.281702° East along lands now or late Mumma Reality Associates a distance of 183.85 feet to a point;

Thence (43) From aforementioned point heading North 29.775984° West along lands now or late Mumma Reality Associates a distance of 100.94 feet to the Point of Beginning;

CONTAINING 87.565 Acres (3,814,351.515 sq.ft.) more or less.

Issued : February 28, 2024 **Project No. 1190-04**
Revised :

LEGAL DESCRIPTION
RE-ZONING BOUNDARY AREA

ALL THAT CERTAIN tract, piece, or parcel of land for re-zoning boundary situated in South Township, Dauphin County, Commonwealth of Pennsylvania, as shown on plan by Livic Civil, entitled Re-zoning Exhibit, Project No. 1190-04, dated February 28, 2024, being more fully described as follows:

BEGINNING at the southeastern side of the right-of-way of Wagner Street, along lands now or late GAT Distribution Corporation, at an existing property corner, the True Point of Beginning;

Thence (1) From said Point of Beginning heading South 15.672564° East along lands now or late GAT Distribution Corporation a distance of 218.89 feet to another point;

Thence (2) Heading North 73.844008° East along lands now or late GAT Distribution Corporation a distance of 119.83 feet to another point;

Thence (3) From aforementioned point heading North 51.419317° East along lands now or late GAT Distribution Corporation a distance of 142.39 feet to another point;

Thence (4) Heading North 59.866789° East along lands now or late GAT Distribution Corporation a distance of 100.92 feet to another point;

Thence (5) From said point heading North 73.025842° East along lands now or late GAT Distribution Corporation a distance of 232.63 feet to another point;

Thence (6) Heading South 23.303396° East along lands now or late GAT Distribution Corporation a distance of 1574.87 feet to another point;

Thence (7) From aforementioned point heading South 37.045580° West along lands now or late GAT Distribution Corporation a distance of 675.95 feet to a point;

Thence (8) Heading South 37.982469° West along lands now or late GAT Distribution Corporation a distance of 298.87 feet to another point;

Thence (9) From said point heading South 38.157413° West along lands now or late GAT Distribution Corporation a distance of 355.67 feet to another point;

Thence (10) Heading North 38.332605° West along lands now or late GAT Distribution Corporation a distance of 118.09 feet to another point;

Thence (11) From aforementioned point heading North 45.548353° East along lands now or late GAT Distribution Corporation a distance of 304.55 feet to a point;

Thence (12) Heading North 39.499469° West along lands now or late GAT Distribution Corporation a distance of 258.80 feet to another point;

Thence (13) From said point heading South 78.257540° West along lands now or late GAT Distribution Corporation a distance of 86.18 feet to a point;

Thence (14) Heading North 27.112164° West along lands now or late GAT Distribution Corporation a distance of 285.30 feet to another point;

Thence (15) From aforementioned point heading South 62.887836° West along lands now or late GAT Distribution Corporation a distance of 29.95 feet to a point;

Thence (16) Heading North 27.112164° West along lands now or late GAT Distribution Corporation a distance of 10.00 feet to another point;

Thence (17) From said point heading South 62.887836° West along lands now or late GAT Distribution Corporation a distance of 138.50 feet to a point;

Thence (18) Heading North 27.112164° West along lands now or late GAT Distribution Corporation a distance of 30.00 feet to a point;

Thence (19) From aforementioned point heading North 62.887836° East along lands now or late GAT Distribution Corporation a distance of 138.50 feet to another point;

Thence (20) Heading North 27.112796° West along lands now or late GAT Distribution Corporation a distance of 270.00 feet to a point;

Thence (21) From said point heading North 27.111310° West along lands now or late GAT Distribution Corporation a distance of 199.71 feet to a point;

Thence (22) Heading North 26.409841° West along lands now or late GAT Distribution Corporation a distance of 400.49 feet to a point;

Thence (23) From aforementioned point heading South 64.137750° West along lands now or late GAT Distribution Corporation a distance of 139.28 feet to a point;

Thence (24) Heading North 21.884966° West along lands now or late GAT Distribution Corporation a distance of 50.12 feet to a point;

Thence (25) From said point heading North 64.137750° East along lands now or late GAT Distribution Corporation a distance of 132.07 feet to a point;

Thence (26) Heading North 28.461872° West along lands now or late GAT Distribution Corporation a distance of 116.71 feet to a point;

Thence (27) From aforementioned point heading North 27.762820° West along lands now or late GAT Distribution Corporation a distance of 256.83 feet to another point;

Thence (28) Heading North 23.682470° West along lands now or late GAT Distribution Corporation a distance of 99.92 feet to a point;

Thence (29) From said point heading North 8.754875° East along lands now or late GAT Distribution Corporation a distance of 100.28 feet to a point;

Thence (30) Heading North 87.707728° East along lands now or late GAT Distribution Corporation a distance of 47.34 feet to a point;

Thence (31) From aforementioned point heading North 5.543629° West along lands now or late GAT Distribution Corporation a distance of 33.06 feet to another point;

Thence (32) Heading North 82.371422° East along lands now or late GAT Distribution Corporation a distance of 140.44 feet to a point;

Thence (33) From said point heading North 74.363471° East along lands now or late GAT Distribution Corporation a distance of 349.55 feet to another point;

Thence (34) Heading North 15.672483° West along lands now or late GAT Distribution Corporation a distance of 216.00 feet to a point;

Thence (35) From aforementioned point heading North 68.845242° East along lands now or late GAT Distribution Corporation a distance of 30.28 feet to the Point of Beginning;

CONTAINING 49.520 Acres (2,157,093.932 sq.ft.) more or less.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Wednesday, January 17, 2024 1:09 PM
To: Stephen Cordaro <scordaro@southhanover.org>; Jack Studer (Home) <[redacted]>
Cc: Trevor Spivey <tspivey@southhanover.org>; Frank Tomasic <ftomasic@southhanover.org>; Robert Cassel <[redacted]> Kevin Busher <kbusher@southhanover.org>; Karleigh Killinger <kkillinger@southhanover.org>
Subject: Fw: 2024-01-15_Zoning Ordinance Amendment with Comments.docx

Last week, we met with the Zoning Officer and reviewed the Zoning Amendments submitted by the Hanover Co. (Pennsy). We asked the Zoning Officer to provide the documents with his comments which are highlighted throughout the document. These comments will be helpful with the process. The Hanover Co. has asked for the comments but we are holding until the PC and BOS's can review. Please let me know if you have any questions. We will place a copy in BOS's mailbox. If anyone else would like a copy, please let us know. Thanks!

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Frank Chlebnikow <fchlebnikow@rettew.com>
Sent: Wednesday, January 17, 2024 9:53 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: Zoning Officer <zoning@southhanover.org>; Fchlebnikow <Fchlebnikow@rettew.com>
Subject: 2024-01-15_Zoning Ordinance Amendment with Comments.docx

Lynn – Here are my comments on the proposed Industrial Park amendment.

Frank

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Thursday, February 29, 2024 3:48 PM
To: Jack Studer <jstuder@southhanover.org>; Stoehr, Kevin John [redacted]>; Joan Scott <[redacted] Trevor Spivey <tspivey@southhanover.org>; Morgan M. Madden <mmadden@eckertseamans.com>; James A. Diamond <JDiamond@eckertseamans.com>; bengle@rettew.com <bengle@rettew.com>; Zoning Officer <zoning@southhanover.org>; Fchlebnikow <Fchlebnikow@rettew.com>; Duke, Gerard <gduke@tcrpc-pa.org>; Art Heilman <aheilman@southhanover.org>
Cc: Lynn Wuestner <lwuestner@southhanover.org>; ccourtney@mcneeslaw.com <CCourtney@mcneeslaw.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>
Subject: PC Meeting Agenda 3-5-24

Good afternoon. Please see attached the agenda for next week's Planning Commission meeting.

Thank you!

Karleigh Killinger

Township of South Hanover

161 Patriot Way

Hershey, Pa 17033

717-566-0224 ext. 102

kkillinger@southhanover.org

From: Frank Chlebnikow <fchlebnikow@rettew.com>
Sent: Wednesday, February 7, 2024 2:35 PM
To: ccourtney@mcneeslaw.com <CCourtney@mcneeslaw.com>; Lynn Wuestner <lwuestner@southhanover.org>; Duke, Gerard <gduke@tcrpc-pa.org>
Cc: Zoning Officer <zoning@southhanover.org>
Subject: South Hanover Township Draft Ordinance Comment Review

Per the direction of the South Hanover Township Planning Commission, I would like to schedule a meeting on Tuesday, February 13 at 10 AM to discuss the draft ordinance comments. The meeting would be held in the conference room at the South Hanover Township Municipal Building.

Attached are two files. The first file includes comments in numerical order, and the second file is the draft ordinance with comments copied over into comment boxes.

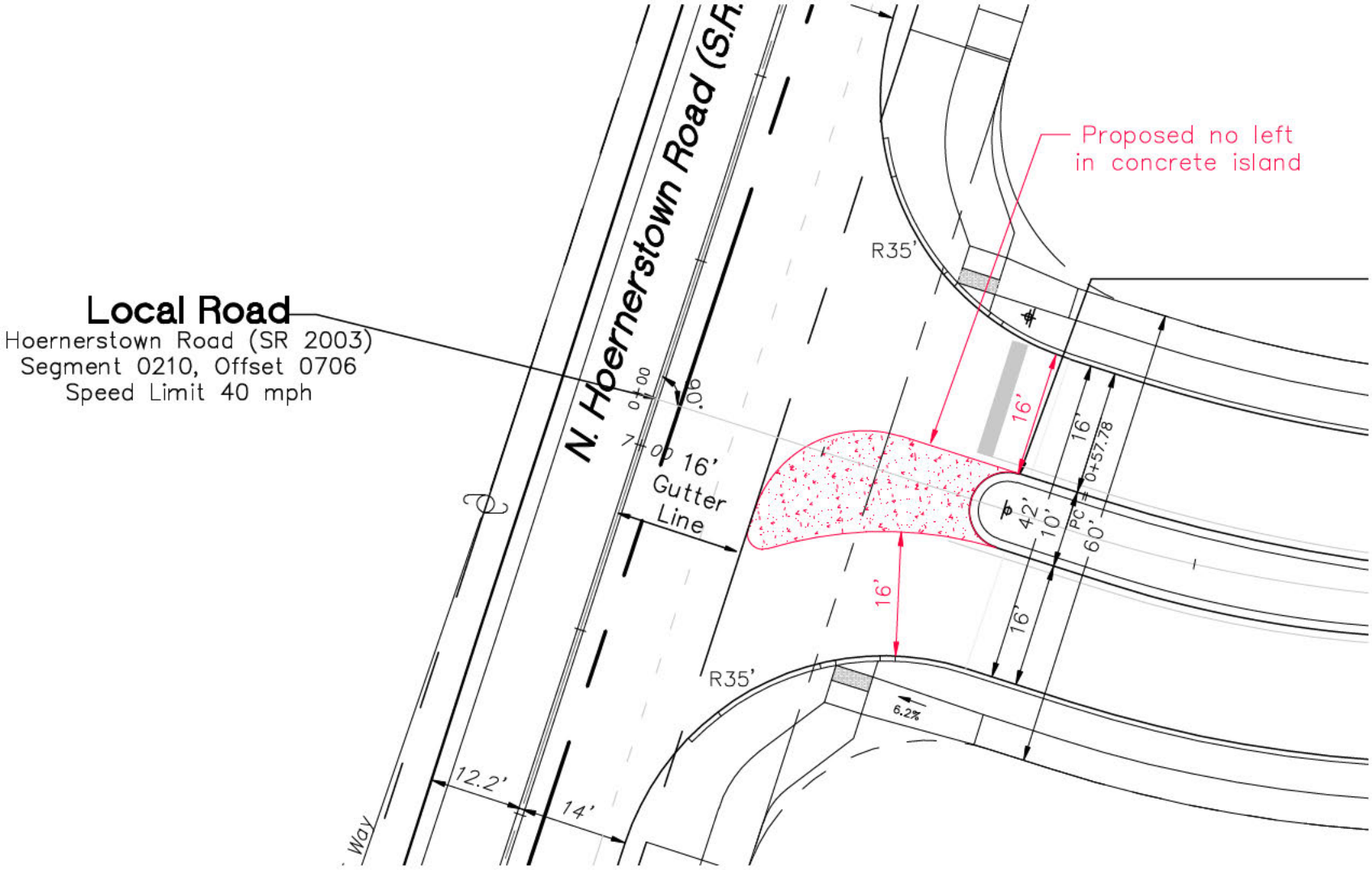
Please let me know if Tuesday, February 13 @ 10 AM works for everyone.

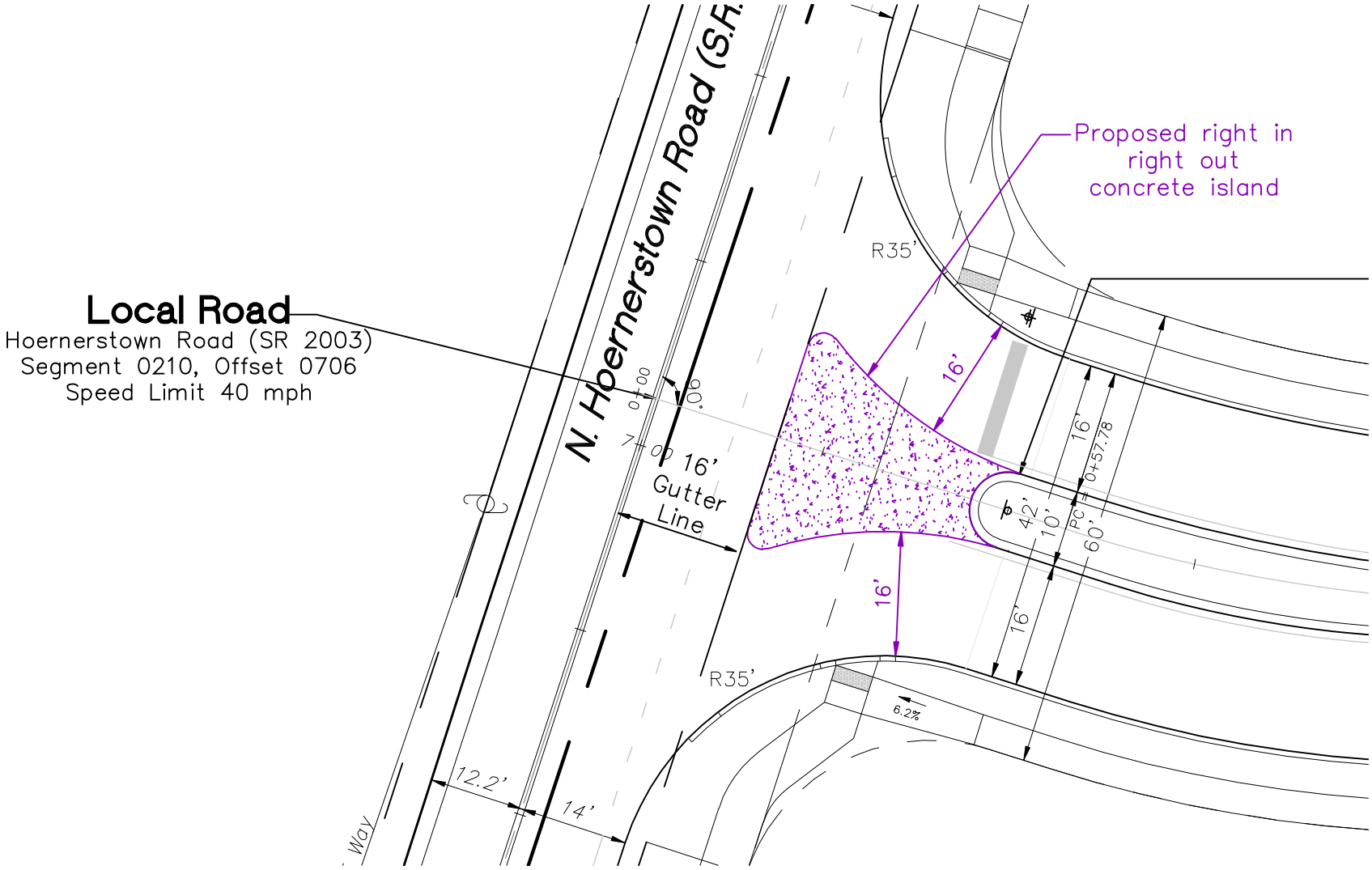
Thanks,

Frank

Frank Chlebnikow, AICP
Senior Community Development Specialist
Office: 800-738-8395
Direct: 717-516-7481
Cell: [redacted]
fchlebnikow@rettew.com

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Local Road
Hoernerstown Road (SR 2003)
Segment 0210, Offset 0706
Speed Limit 40 mph
N. Hoernerstown Road (S.R.
Proposed no left
in concrete island
R35'
16'
Gutter
Line
16'
42'
10'
16'
16'
PC # 0+57.78
60'
16'
R35'
6.2%
12.2'
14'
Way


Local Road
Hoernerstown Road (SR 2003)
Segment 0210, Offset 0706
Speed Limit 40 mph
N. Hoernerstown Road (S.R.
Proposed right in
right out
concrete island
R35'
16'
16'
Gutter
Line
42'
10'
60'
PC = 0+57.78
16'
16'
R35'
6.2%
12.2'
14'
Way

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 27-301, ZONING DISTRICTS, TO CREATE A NEW LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING ARTICLE III, SECTION 27-302.1, ZONING MAP, TO REFERENCE THE LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING CHAPTER 27, ZONING, TO INCLUDE A NEW ARTICLE XIA SETTING FORTH STANDARDS FOR THE LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING ARTICLE III, DESIGNATION OF DISTRICTS, SECTION 27-302, ZONING MAP BY REZONING (I) 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 AND (II) A PORTION OF THE TRACT OF LAND IDENTIFIED AS PROPERTY ID NO. 56-016-058-000-0000 (WAGNER STREET LOT 2) FROM THE INDUSTRIAL PARK DISTRICT TO THE LIGHT INDUSTRIAL DISTRICT; AMENDING ARTICLE II, DEFINITIONS, SECTION 27-203 , LIST OF DEFINITIONS, BY ADDING NEW USE TERMS AND DEFINITIONS FOR FLEX SPACE BUILDING AND WAREHOUSING AND DISTRIBUTION FACILITY; ARTICLE IX, INDUSTRIAL PARK DISTRICT: IP, SECTION 27-1102, PRINCIPAL USES BY ADDING ~~MIXED OCCUPANCY~~FLEX SPACE 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~~FLEX SPACE BUILDINGS AND WAREHOUSING AND DISTRIBUTION FACILITIES; AMENDING ARTICLE XVIII, OFF-STREET PARKING, SECTION 27-1802, FACILITIES REQUIRED BY CHANGING PARKING REQUIREMENT FOR INDUSTRIAL USES AND ADDING NEW PARKING REQUIREMENT FOR FLEX SPACE BUILDINGS; 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 Hanver; 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 the western portion of the Pennsy Supply Incorporated Quarry land that adjoins existing residential uses from the Industrial Park District to the Light Industrial District; (Ii) rezone certain land adjoining the Pennsy Supply Incorporated Quarry land, which Quarry land ~~that~~ is located along Wagner Street and already is zoned as part of the Industrial Park District; and (iii) ~~specifically~~ define and ~~list~~ permit ~~Mixed Occupancy~~Flex Space Buildings as a permitted principal use in the Light Industrial District~~or~~ and Warehousing and Distribution Facilities as a permitted principal use~~s~~ ~~within~~ in the Industrial Park District ~~and impose specific standards for such uses~~; and (iv) impose standards for regulating Flex Space Buildings and Warehousing and Distribution Facilities;

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 portions of the tracts of land identified as Dauphin County Property ID Nos.: 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"), as more particularly described by metes and bounds in Exhibit '~~A'~~ B' and depicted on Exhibit '~~B'~~A', 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 shaded in green and outlined in red on Exhibit 'B', which area generally is bounded to the:

A. North by the southern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-100-000-0000, 56-011-063-000-0000, and 56-011-096-000-0000;

B. East by the eastern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-004-000-0000 and 56-016-124-000-0000 within or along Swatara Creek and the western boundary of Dauphin County Property Id. No. 56-016-058-000-0000;

C. South by the northern boundaries of Dauphin County Property Id. Nos. 56-016-058-000-0000 and 56-016-125-000-0000; and

D. West by eastern boundary of Dauphin County Property Id. Nos. 56-016-058-000-0000 and a line established by metes and bounds description in Exhibit 'A'.

SECTION 2: 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 27-301, Zoning Districts, to add and reference the following new zoning district: LI Light Industrial District.

SECTION 3: 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 27-302.1, Zoning Map, by changing the first sentence to read: The boundaries of the R-A, ESC, R-S, R-U, R-M, R-MH, v, IP, OP, CH, and LI Districts shall be shown upon the map attached to and made a part of this chapter, which shall be designated "Zoning Map."

SECTION 4: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by including the following language as a new Article XIA:

§ 27-11A01. Purpose.

The Light Industrial Park District is intended to provide for light industrial development that is more compatible with nearby residential areas than the Industrial Park District. This district provides opportunities for the planned development of a variety of such light industrial uses and support activities in an aesthetic environment. It is intended that development occurring in this district be planned, designed, constructed and managed in an integrated and coordinated manner based on an overall site development plan.

§ 27-11A02. Principal uses.

1. Light Industry but excluding basic industrial processing activities defined as heavy industry.
2. Flex Space Buildings, subject to the standards set forth in Section 27-1502.31.
3. industry but excluding activities defined as heavy industry
4. Research and development
5. Warehousing and distribution facility, the maximum gross floor area of individual tenant or occupant space shall be 25,000 square feet
6. Wholesale supply
7. Assembly and fabrication of products
8. Contractor offices
9. Academic clinical research centers
10. Offices
11. Studios for radio and television stations
12. Computer and data processing services
13. Office supplies and equipment
14. Business service stores
15. General automotive repair and body shops
16. Mechanical, plumbing, lumber, heating and electrical supply stores

17. Computer services

18. Solar collectors and solar-related equipment as a principal use.

§ 27-11A03. Accessory uses. Accessory uses to the above principal uses shall be permitted.

§ 27-11A04. Development standards.

The development standards of § 27-1105 shall apply to the Light Industrial District.

§ 27-11A05. Off-street parking.

1. Parking, loading and unloading areas and facilities shall be provided in accordance with Article XVIII, "off-street parking," of this chapter.

   A. Parking shall be permitted within the front yard setback area; however, parking shall not be permitted within the landscaped buffer areas.

§ 27-11A06. Motor vehicle access.

Motor vehicle access shall be provided in accordance with Article XIX, "motor vehicle access,"

of this chapter.

§ 27-11A07. Signs.

Signs shall be provided in accordance with Article XVII, "signs," of this chapter.

§ 27-11A08. Lot coverage.

Total coverage shall not exceed 65% of the lot area

SECTION 5: 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 a portion of the tract of land identified as Dauphin County Property Id. No. 56-016-058-000-0000 (Wagner Street Lot 2) from the Residential-Cluster District ("Area to be Rezoned"), as more particularly described by metes and bounds in Exhibit 'C' and depicted on Exhibit 'A', to the Light Industrial (LI) District. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is shaded in blue and outlined in red on Exhibit 'A', which area generally is bounded to the:

A. North by the southern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-070-000-0000, 56-016-094-000-0000, 56-016-106-000-0000, 56-017-037-000-0000, 56-017-036-000-0000, 56-017-035-000-0000, 56-017-034-000-0000, 56-017-039-000-0000 and the right-of-way line of Wagner Street;

B. West by the eastern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-086-000-0000, 56-016-087-000-0000, 56-016-090-000-0000, 56-016-095-000-0000, 56-016-099-000-0000, 56-016-105-000-0000, 56-016-098-000-0000, 56-016-097-000-0000, 56-016-092-000-0000, 56-016-059-000-0000, 56-016-060-000-0000, 56-016-061-000-0000, 56-016-062-000-0000, 56-016-063-000-0000, 56-016-064-000-0000, 56-

016-065-000-0000, 56-016-067-000-0000, and the right-of-way lines of North Hanover Street and Grandview Drive;

C. South by the southern boundary of Dauphin County Property Id. No. 56-016-058-000-0000 within or along Swatara Creek; and

D. East by a line established by metes and bounds description in Exhibit 'C', which line establishes a boundary between the portion of Dauphin County Property Id. No. 56-016-058-000-0000 that is to be rezoned under this section and the portion of such property that is to remain located in the Industrial Park District.

SECTION 6: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article II, Definitions, Section 27-203, List of Definitions, by amending the to change the heading of the definition of "Industry, Light" to read "Industry, Light (or Light Industrial)".

SECTION ~~27~~: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article II, Definitions, Section 27-203, List of Definitions, by adding new terms and definitions for Flex Space Building and Warehousing and Distribution Facility in alphabetical order of the existing terms accordingly, as follows:

...

FLEX SPACE BUILDING

A mixed occupancy building that is designed and constructed to quickly and efficiently be modified or adapted to accommodate primarily a combination of permitted businesses or nonresidential uses that are listed in Section 27-1502.31 of this chapter.

...

WAREHOUSING AND DISTRIBUTION FACILITY

An establishment including one (1) building or group of buildings on the same lot used primarily for the indoor storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to other such establishments, businesses or individual end-user consumers. Warehousing and distribution facilities may include value-added services between a supplier and its customers such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product assembly, mixing, sorting, packaging, cross-docking, order fulfillment, order returns, the consolidation of several orders into one (1) large order for distribution to several recipients and/or vice versa. This use shall not include the term "warehousing and distribution" as separately defined and regulated as an accessory use in this chapter.

...

SECTION 7:

SECTION 3: 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 and Heavy Industry 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~~Heavy industry.

10. Warehousing and Distribution Facilities, subject to the requirements of Section 27-1502.32 of this chapter.

SECTION ~~3~~8: 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~~Flex Space Buildings and Warehousing and Distribution Facilities, as follows:

…

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

A. ~~Mixed Occupancy~~Flex Space Buildings may include one or more of the following nonresidential uses:

(1) Light industry ~~industrial activates 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 facility, the maximum gross floor area of individual tenant or occupant space shall be 25,000 square feet
(4) Wholesale supply
(5) Assembly and fabrication of products
(6) Contractor offices
(7) Academic clinical research centers
(8) Offices
~~(9) Medical clinics~~
~~(10)~~(9) Studios for radio and television stations
~~(11) Commercial photography and art studios~~
~~(12) Employment agencies~~
~~(13)~~(10)Computer and data processing services
~~(14)~~(11)Office supplies and equipment
~~(15) Health/fitness centers~~
~~(16) Building materials and garden supplies~~
~~(17) Retail stores~~

~~(18)~~(12)Business service stores
~~(19) Automotive rentals and storage facilities~~
~~(20)~~(13)General automotive repair and body shops
~~(21)~~(14)Mechanical, plumbing, lumber, heating and electrical supply stores
~~(22) Membership sports and recreation clubs~~
~~(23) Health service clinics~~
~~(24)~~(15)Computer services ~~and sales~~
~~(25)~~(16)~~Commercial recreation~~\

~~(2)~~B. The maximum floor area for an individual ~~Mixed Occupancy~~Flex Space Building shall be ~~100~~80,000 square feet.

~~(3)~~C. All manufacturing, processing, fabrication, assembly, treatment and packaging activities shall be entirely contained within a completely enclosed building.

~~(4)~~D. Loading berths and dock doors shall not be located on more than one (1) building wall of a ~~Mixed Occupancy~~Flex Space Building.

~~(5)~~E. 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 any ~~existing dwelling on~~lot line that is common with an ~~an~~ abutting residential district or 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 abutting residential district or residential lot~~existing dwelling~~.

~~(6)~~F. The ~~Mixed Occupancy~~Flex Space Building, parking ~~spaces~~lot, ~~and~~ loading spaces and outdoor storage areas shall be set back a distance not less than ~~200~~ 150 feet from ~~the nearest existing dwelling on~~ any lot line that is common with an abutting residential district or residential lot. In this buffer yard, there shall be a planting strip having a minimum width of 50 feet. Such planting strip shall include screen plantings in accordance with Section 27-1508.1.F.

(7) The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.

~~(8)~~G. ~~The~~ Any outdoor storage of equipment, materials or products ~~is prohibited~~shall be subject to the following:

(1) Outdoor storage areas shall not be located between the building and any lot line that is common with an abutting residential district or residential lot. This requirement shall not apply where another building of equal or greater size is located between such outdoor storage area and the abutting residential district or residential lot.

(2) No equipment, materials or products shall be stored within any public street, or any other area intended or designed for pedestrian use, required parking or loading areas, nor required front yard.

(3) Outdoor storage areas shall be paved with a surfacing material approved by the Township.

(4) Outdoor storage areas shall be enclosed by a minimum six-foot tall fence with a gate.

(5) Outdoor storage areas shall be screened from abutting residential districts and residential lots, public streets, on-site parking lots and pedestrian walkways. These areas shall be totally screened from the above listed places by use of fences, walls, berms, evergreen plant material, or a combination of these, not less than six feet in height.

H~~(9).~~ All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.

~~(10)~~I. Exterior Lighting. All exterior lighting fixtures shall comply with the following:

(1) Intensity of illumination of exterior lighting shall be based on intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," latest edition.

(2) The maximum intensity of illumination of exterior lighting anywhere on the site is five footcandles.

(3) All exterior lighting fixtures shall be arranged to prevent objectionable glare on an abutting lot or public street and the night sky from stray light from poorly aimed, placed, applied or shielded light sources.

(a) 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.~~

(b) All exterior lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).

(c) All exterior lighting shall be directed downward and inward towards the site and all lenses or bulbs shall be fully recessed or shielded with no light emitted above 90°.

(d) All lighting under overhangs shall be completely recessed full cutoff fixtures aimed straight down and shielded in such a

manner that the lowest opaque edge of the fixture shall be below the light source.

(e) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a public street.

(f) Except at a driveway connecting to a public street where the illumination shall not exceed five footcandles, the maximum illumination off-site at grade level shall be:

[1] Zero footcandle at any lot line in common with an abutting residential district or residential lot; and

[2] One footcandle at any other lot line.

(g) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.

(h) The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

(4) Damaged, destroyed or inoperable light fixtures shall be replaced with the same, or substantially the lighting fixture components in a timely manner.

(5) Exterior lighting (including streetlights owned by private entities) shall be maintained in good working order in a manner consistent with the originally approved lighting plan.

(6) Controls shall be provided on the exterior lighting that shall automatically extinguish all lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system.

(a) Automatic lighting controls are not required for lighting under overhangs or lighting for steps, walkways, building entrances and similar conditions.

(b) Automatic lighting reduction shall be considered in the lighting design. Total exterior lighting lumens shall be reduced by at

least 30% or extinguished, where practicable and permitted under IESNA standards, as activity levels decline.

J. HVAC equipment any other structure or equipment which rise above the roof line shall be architecturally compatible or effectively shielded from view from any public street and any lot line in common with an abutting residential district or residential lot by an architecturally sound method.

~~31~~32. Warehousing and Distribution Facilities. Where permitted, Warehousing and Distribution Facilities shall be subject to the following conditions:

A. The principal building, parking lots and truck courts (i.e., loading/unloading and parking areas) shall be set back a distance not less than ~~500~~ 150 feet from ~~the nearest existing dwelling on~~ any lot line in common with an abutting residential district or residential lot. In this buffer yard, there shall be a planting strip having a minimum width of 50 feet. Such planting strip shall include screen plantings in accordance with Section 27-1508.1.F.

B. The facility shall provide ~~sufficiently long~~ on-site stacking lanes, truck courts ~~and~~ or other ~~on-site~~queuing ~~loading and unloading~~ areas so that trucks waiting to be loaded and unloaded will not stack or back up onto an adjacent public street during the peak arrival periods as determined by a traffic impact study in accordance with Section 22-3A01 of the Subdivision and Land Development Ordinance. At a minimum, the required truck stacking/queuing distance shall be designed so as to accommodate the number of trucks expected during the peak arrival periods as determined by the traffic impact study. Truck stacking/queuing is permitted to be accommodated on on-site driveways or access drives where there is separate stacking/queuing lane that is designed with a width of at least 12 feet.

C. All gates, guard shacks and other barriers into truck courts shall be set back and arranged to prevent vehicle backups onto adjacent public streets during peak arrival periods as determined by a traffic impact study in accordance with Section 22-3A01 of the Subdivision and Land Development Ordinance. All barriers into truck courts shall be designed so that there is minimum distance of 140 feet between any such barrier and the public street. The minimum required distance between any such barrier and the public street shall be increased by 70 feet for every 20 loading berths beyond 50 berths.

~~D. The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.~~

~~E~~D. Accessory service or repair of on-site vehicles used as part of the facility is limited to locations within a completely enclosed building.

~~F~~E. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.

~~G~~F. The outdoor storage of equipment, materials or products is prohibited.

~~H~~G. All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.

I. ~~Any exterior~~ Exterior public address systems 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~~prohibited.

JH. The operator of the facility shall comply with and enforce State limits on truck idling. See Act 124 of 2008.

~~K~~I. Jockey trucks operating at the proposed warehouse and 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. Unless otherwise permitted by the Occupational Safety and Health Administrant of the United States Department of Labor or other governmental entity, no other vehicles with beeping back-up alarms are permitted.

~~L~~J. 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 in the Industrial Park District are increased by 2 additional feet.

~~M~~K. Exterior Light. All exterior lighting fixtures shall comply with the following:

(1) Intensity of illumination of exterior lighting shall be based on intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," latest edition.

(2) The maximum intensity of illumination of exterior lighting anywhere on the site is five footcandles.

(3) All exterior lighting fixtures shall be arranged to prevent objectionable glare on an abutting lot or public street and the night sky from stray light from poorly aimed, placed, applied or shielded light sources.

(a) 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.~~

(b) All exterior lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).

(c) All exterior lighting shall be directed downward and inward towards the site and all lenses or bulbs shall be fully recessed or shielded with no light emitted above 90°.

(d) All lighting under overhangs shall be completely recessed full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source.

(e) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a public street.

(f) Except at a driveway connecting to a public street where the illumination shall not exceed five footcandles, the maximum illumination off-site at grade level shall be:

[1] Zero footcandle at any lot line abutting a residential district or residential lot; and

[2] One footcandle at any other lot line.

(g) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.

(h) The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

(4) Damaged, destroyed or inoperable light fixtures shall be replaced with the same, or substantially the lighting fixture components in a timely manner.

(5) Exterior lighting (including streetlights owned by private entities) shall be maintained in good working order in a manner consistent with the originally approved lighting plan.

(6) Controls shall be provided on the exterior lighting that shall automatically extinguish all lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system.

(a) Automatic lighting controls are not required for lighting under overhangs or lighting for steps, walkways, building entrances and similar conditions.

(b) Automatic lighting reduction shall be considered in the lighting design. Total exterior lighting lumens shall be reduced by at least 30% or extinguished, where practicable and permitted under IESNA standards, as activity levels decline.

L. The facility shall be connected to a public or centralized water service system and public or centralized sanitary sewer system.

M. HVAC equipment any other structure or equipment which rise above the roof line shall be architecturally compatible or effectively shielded from view from any public street and any lot line in common with an abutting residential district or residential lot by an architecturally sound method.

N. Access to the facility shall be provided via a driveway, ~~or~~ access ~~road~~drive and/or private street that connects to ~~an arterial street~~Hersheypark Drive. Except for emergency access drives that are gated and reserved for use by emergency vehicles, no driveway or access road serving the facility shall connect to a minor, local or neighborhood street.

SECTION 49: 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 and adding a new off-street parking space requirement for Flex Space Buildings as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough interlineations indicating deletions of language, ~~uses~~ to read:

~~1 space for each employee on the two largest shifts~~

Off-Street Parking Requirements		
Uses	**Required Parking Space**	
...		
15.	Industrial uses (mills, manufacturing or assembly plants, warehousing, laboratories, etc.)	1 space for each employee on the two largest shifts ~~1,000 square feet of floor area plus 1 space for each 2 employees in the maximum working shift. The total parking area shall be less than 25% of the floor area.~~
...		
28.	Flex Space Buildings	2 spaces per 1,000 square feet of floor area

SECTION 10: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XI and XI to include the following language as §§ 27-1110 and 27-1109A, respectively:

There shall be a minimum 50-foot-wide riparian buffer measured perpendicularly, landward from the top of bank of Swatara Creek. If desired by the Township, an easement over the riparian buffer shall be dedicated to the Township for use as a trail.

SECTION ~~5~~11: 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~~12: All other sections, parts, and provisions of Chapter 27, Zoning, shall remain in full force and effect as previously enacted.

SECTION ~~7~~13: **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~~14: **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~~15: **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.

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

ATTEST

_____
_____, Secretary

_____
_____, (Vice) Chairman

Township of South Hanover
Sewer Authority
161 Patriot Way
Hershey, PA 17033
Tuesday, February 27, 2024

Authority Members:
Scott Plouse, Chairman
Cliff Lewis, Vice-Chairman
Joan Scott, Secretary
Stephen Cordaro
Jack Studer

Township Personnel:
Morgan Madden, Solicitor
Lynn Wuestner, Manager
Brian Engle, Engineer
Art Heilman, Treasurer
Karleigh Killinger, Admin. Asst.

Public Present: Tom Scott

Call to Order: Chairman Plouse called to order the Township of South Hanover Sewer Authority meeting on Tuesday, February 27, 2024, at 5:31 p.m.

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

Approval of minutes:
Motion: Jack Studer made a motion to approve the January 23, 2024, meeting minutes with corrections. Seconded by Secretary Scott. **Motion passed with a 5-0 vote.**

Solicitor's report: The Solicitor had nothing to report at this meeting.

Engineer's report:
Swatara Creek Pump Station Force Main Replacement (SCPS FM) – T&E Species – White Trout Lily Botanical Survey Addendum: Engineer Engle stated that there is a potential WTL habitat along the force main replacement route. He stated that they will coordinate with DCNR to conduct a survey during the growing season. There was discussion on the current route still being used even if they find the habitat to exist. Engineer Engle stated that he is not sure if there are setback requirements. The Sewer Authority questioned the cost of the survey. Engineer Engle stated that 1.25 acres of fieldwork is required. Chairman Plouse asked what happens if the habitat is missed. Engineer Engle stated that it is rare. The fieldwork will be documented and DCNR will review it thoroughly.

Motion: Stephen Cordaro made a motion to approve the SCPS FM Replacement route site botanical survey in the amount of $9,000.00. Seconded by Secretary Scott. **Motion passed with a 5-0 vote.**

Sewer Equivalent Dwelling Units (EDUs) for proposed site project on Pennsy/Mumma Property: Engineer Engle stated that they had reached out to the developer but had not gotten a response. He stated that the warehouses could have up to 600 employees which would equal about 83 EDUs and the residential lots could be up to 396 EDUs. He stated that it would equal about 188,000 gallons a day. It was recommended to have a meeting with DTMA to determine a connection point and go from there. Manager Wuestner stated that the developer is attending next week's Planning Commission meeting.

Manager's Report:
Update: Manager Wuestner stated that the USDA Loan for the Sewer Extension Project is close to being completed.

Chairman's report: The Chairman had nothing to report at this meeting.

Treasurer's report: The Treasurer had nothing to report at this meeting.

Other Business: There was no other business from Authority members.

DRAFT

Adjournment: Jack Studer made a motion to adjourn the meeting. Seconded by Vice Chairman Lewis. The meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Karleigh Killinger
Administrative Assistant

DRAFT

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

TIS SCOPING APPLICATION
REVIEW LETTER #1

TOWNSHIP OF DERRY

Attn: Charles W. Emerick, Jr.

Hummelstown Quarry

March 18, 2024

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Scoping Meeting Application	January 18, 2024	---
Concept Site Plan	January 12, 2024	---
Trip Generation – Distribution Calculations	January 2024	---

We offer the following comments (* - *Indicates comments not addressed from previous review letters):*

SCOPING APPLICATION

1. Verify if a specific tenant has been identified for the warehouse and clarify why Land Use 155 (non-sort) was chosen for the trip generation calculations. If the development does not have known tenants, the proposed land use code is acceptable. However, if actual development is a more-intensive alternate land use, supplemental analysis (and associated improvements) may be required.

2. Based on guidance from ITE's *Transportation Impact Analyses for Site Development*, the study area should encompass "All signalized intersections and freeway ramps within 2 miles of a property line and all major unsignalized access (streets and driveways) within 1 mile of a property line of the site". Pending results of the revised trip distribution, the following intersections should be considered in the study area:

    a. Walton Avenue and E Main Street
    b. Quarry Road/Waltonville Road and US 322 WB Off Ramp
    c. Waltonville Road and West End Ave/Connector Road
    d. Middletown Road and SR 322 EB Off Ramp/Connector Road
    e. SR 322 and Bullfrog Valley Road / Lucy Ave
    f. SR 322 and University Drive
    g. SR 322 and Centerview Drive
    h. Merge/Diverge Analysis at the Hersheypark Drive and SR 322/422 interchange

3. The TIS should analyze the study intersections 10-years after the projected full-occupancy date. [185-43.J]

4. Traffic volumes from the following nearby developments should be included within the TIS:

    a. Hershey West End
    b. U-haul
    c. SwimHershey
    d. Hershey Outparcels
    e. Hershey Campground
    f. Cocoa Packs
    g. Troeg's Expansion
    h. PSP Academy

5. Traffic counts should occur between the months of June-September or will need to be adjusted to reflect traffic volumes associated with Derry Township's tourist industry. [185-43.D]

6. Verify the trip distributions assumptions:

    a. Zip Code 17078 (Palmyra) – Based on travel times, we anticipate most traffic would go to/from the east along Hersheypark Drive. Suggest reversing the 80/20 split.
    b. For the truck trip distribution, clarify the interchange/interstate that the trucks are being assigned to.

        i. It appears trucks heading to/from north on I-81 would use Hersheypark Drive to SR 743.

        ii. It appears trucks heading to/from the east on PA 283 would use Middletown Road or US 322 to SR 743.

        iii. It appears trucks heading to/from the east on I-76 would use US 322.

        iv. Other trucks likely use 322 to the I-83/I-283 interchange.

        v. It does not appear that there should be a significant distribution to/from the PA 39/I-81 interchange.

7. Ensure future traffic projections and capacity analyses include updated heavy vehicle percentages.

8. The following roadway improvements are planned as part of the Hershey Outparcels project:

    a. The construction of a second westbound left turn lane at Hersheypark Drive and Walton Ave / Mae St
    b. Lengthening the southbound left turn lane at Hersheypark Drive and Walton Ave / Mae St to 330 ft
    c. Split phasing of the Hersheypark Drive and Walton Ave / Mae St intersection

9. Additional roadway improvements are planned as part of the Hershey West End project.

10. The site driveway should be designed as high-volume driveway. If signalization is proposed, coordinate with Hershey Campground project for access onto Hersheypark Drive. The driveway should provide access to vacant lands west of Hersheypark Drive to prevent the need for an additional signalized intersection in the future. The access design should consider full build-out of abutting properties.

11. Coordinate with Hummelstown Borough for potential traffic concerns within the Borough.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



Eric J. Stump, P.E., PTOE
Team Leader | Transportation

ZRY/EJS
R002484.0002 – Phase (450)
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Scope Application Comment Sheet

COUNTY:	Dauphin	MUNICIPALITY:	South Hanover Township and Derry Township
JOB NAME:	Hummelstown Quarry	PREPARED BY:	Traffic Planning and Design, Inc.
APPLICANT:	HCI DP Land Acquisition LLC	REVIEW BY:	PennDOT / PAI

Please incorporate these comments into the revised Scoping Application and resubmit:

Scope Application Comments:

(1) LOCATION OF PROPOSED DEVELOPMENT:

1. An access intended to serve more than three properties or to act as a connecting link between two or more roadways shall be considered a local road and not a driveway regardless of its ownership. (Pa. Code, Title 67, Chapter 441.7(d))
2. List the proposed driveways along Grandview Drive (SR 2021).

(2) DESCRIPTION OF PROPOSED DEVELOPMENT:

1. Confirm that this project is a permitted use by right, as specifically authorized in the applicable municipal or county zoning ordinance, or that a formal zoning approval has been obtained.
2. Pennsy Supply Road appears to provide access to other properties between Swatara Creek and Hersheypark Drive (SR 0039) that could add additional traffic to this road if developed in the future. Please clarify if these properties will continue to have access to Pennsy Supply Road and if future connections will be permitted.
3. The applicant shall identify and confirm that the proposed driveways/intersections are the best access plan. Plans should be evaluated based on operations of each driveway, impact on adjacent roadways, safety, and acceptability to the community. The applicant shall identify the different access options available to the subject property. Clarify why the accesses to Grandview Drive (SR 2021), which is a collector road, are restricted to emergency access.
4. The square footage of the buildings is not consistent with the site plan. However, since the numbers were rounded up, no changes are necessary.
5. The study should address community linkages (access to neighboring properties, cross easements, pedestrian and transit accommodations). Clarify why Wagner Street is not connected to the site.

(3) DEVELOPMENT SCHEDULE AND STAGING: No comments.

(4) TRIP GENERATION:

1. The trip generation for the warehouse land use does not appear to be consistent with the information presented on the site plan (e.g. the number of parking spaces and loading docks). Ensure that the correct ITE land use code is used if the end user is known. If the end user is not known, provide trip generation information for each ITE warehouse land use code and use the most conservative results in the study.
2. For the Business Park, there are 160 loading docks shown on the site plan, but there are no truck trips provided. Verify and revise.

(5) TRANSPORTATION IMPACT STUDY REQUIRED? No comments.

(6) TRANSPORTATION IMPACT ASSESSMENT REQUIRED? No comments.

(7) STUDY AREA:

1. Change "Park Dr" to "Park Blvd", include Hockersville Road with Hanover St, and add semicolons between each study intersection.
2. Provide documentation from South Hanover Township, Derry Township, Hummelstown Borough, and the local Municipal Planning Organization (MPO) indicating their review/acceptance of the scope and TIS. Address all comments to their satisfaction. Include documentation of correspondence within the TIS.
3. Include all signalized intersections and freeway ramps within 2 miles of a property line and all major unsignalized accesses within 1 mile of a property line of the site. Update all applicable sections of the scope application accordingly.

(8) STUDY AREA TYPE: No comments.

(9) TIS ANALYSIS PERIODS AND TIMES:

1. All traffic counts should be conducted when Hershey Park is in operation.
2. Due to the characteristics of the surrounding area, please include Saturday peak hour analyses in the study.

(10) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: No comments.
(b) Annual Base Traffic Growth: No comments.
(c) Pass-By Trips: No comments.
(d) Captured Trips for Multi-Use Sites: No comments.
(e) Modal Split Reductions: No comments.
(f) Other Reductions: No comments.

(11) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

1. Confirm with South Hanover Township, Derry Township, and Hummelstown Borough if there are any adjacent developments within the study area that should be added to the base traffic. Include documentation of correspondence within the TIS.

(12) TRIP DISTRIBUTION AND ASSIGNMENT:

1. Provide justification and backup data to support the truck trip distribution percentages used.

(13) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

1. Update the study locations based on comments above.

(14) CAPACITY / LOS ANALYSIS:

1. Update the study locations based on comments above.
2. Synchro 12 has not been approved for use by the Department.
3. Provide calibrated Synchro analyses (in electronic format) with each submission. Consider using the Scenario Manager to help expedite the review.

(15) ROADWAY IMPROVEMENTS / MODIFICATIONS BY OTHERS TO BE INCLUDED: No comments.

(16) OTHER NEEDED ANALYSES:

(a) Sight Distance Analysis:

1. Sight distance analyses should be completed for all proposed access driveways, including the access driveways to Grandview Drive (SR 2021).
2. Sight distance analysis should be completed in accordance with PA Code, Title 67, Chapter 441.8.h for driveways and Publication 13 / AASHTO, Geometric Design of Highways and Streets, Chapter 9 for local roads, as applicable.

(b) Signal Warrant Analysis: No comments.
(c) Required Signal Phasing/Timing Modifications: No comments.
(d) Traffic Signal Corridor/Network Analysis: No comments.
(e) Analysis of the Need for Turning Lanes: No comments.
(f) Turning Lane Lengths: No comments.
(g) Left Turn Signal Phasing Analysis: No comments.
(h) Queuing Analysis: No comments.
(i) Gap Studies: No comments.
(j) Crash Analysis: No comments.
(k) Weaving Analysis: No comments.
(l) Other Required Studies:

1. An Intersection Control Evaluation (ICE) may be required for this project since it appears to include the creation of a new intersection, the creation of a medium or high-volume access, a proposed 4th leg to an existing intersection, or change in traffic control or lane configurations at an existing intersection. Refer to Appendix AI of Publication 10X (DM-1X) for guidance on when an ICE is required. This will be further considered with the additional information to be provided in the TIS and/or HOP submission.

(17) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

1. Provide scoping meeting minutes and documentation showing that the scoping meeting minutes were reviewed and approved by PennDOT in the resubmission.
2. The study should address truck turning maneuvers within the study area. Lane widths and radii should be evaluated where applicable. All routes from the site to the nearest freeway should be included in the evaluation.

DERRY TOWNSHIP

CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made this 14th day of February, 2024, by and between ***DERRY TOWNSHIP***, Dauphin County, Pennsylvania, with offices located at 600 Clearwater Road, Hershey, Pennsylvania, 17033 (hereinafter referred to as ***"Township"***) and ***HCI DP LAND ACQUISITION LLC*** of c/o Hanover Company, 7200 Wisconsin Avenue, Suite 820, Bethesda, MD 20814 (hereinafter referred to as ***"Developer"***).

W I T N E S S E T H:

WHEREAS, the Developer is the legal or equitable owner of an existing private street, bearing Dauphin County PIN 24-008-021, containing approximately 3.2 acres, locally known as Pennsy Supply Road, which provides access to existing industrially zoned and used lands within South Hanover Township that are proposed to be re-developed for industrial uses; and

WHEREAS, the Developer has made a request for action by the Township, described as follows:

-PennDOT HOP-related application and plans and any stormwater management plans and reports, if any, that may be required for improvements to Pennsy Supply Road (hereinafter referred to as ***"Project"***); and

WHEREAS, the Developer has requested or requires Township approval or review of their Project and/or some other action of the Township, and the Township is willing to authorize its professional consultants and/or employees to review said Project according to the current Township Fee Schedule upon execution of this Agreement, and upon deposit of an escrow account.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township's professional consultants, as defined at Section 107 of the Pennsylvania Municipalities Planning

Code, to review Developer's above-referenced Project and to make such recommendations and specifications and/or to prepare certain documents as may be necessary with respect to such Project in accordance with all applicable Township ordinances, and State and Federal rules and regulations.

2. The Developer and Township acknowledge that the Township will incur costs and fees relating to the review of Developer's Project and/or relating to the preparation of certain documents by its professional consultants and/or employees, and Developer agrees to pay and/or reimburse the Township for such costs in accordance with this Agreement.

3. The Developer shall pay and/or reimburse the Township for the professional consultant's charges and fees for the following, AS APPLICABLE: (a) review of any and all development plans, proposals, studies, or other correspondence relating to the Project; (b) attendance at any and all meetings relating to Developer's Project; (c) preparation of any studies, reports, engineered plans, review letters, maps, plans, surveys, appraisals, legal documents, ordinances, legal advertisements or other correspondence and/or documents relating to Developer's Project; and (d) any additional cost and/or expense, including but not limited to inspections, public notices, advertisements and/or stenographer fees associated with the Developer's Project. It is understood by the execution of this Agreement that the Developer specifically accepts the Fee Schedule currently in effect in the Township. Developer further agrees to reimburse the Township for administrative expenses incurred and shall therefore pay an amount equal to ten percent (10%) of the amount of all professional consultants' charges, which shall be added to the professional consultant bills.

4. The Developer hereby agrees to deposit with the Township the sum of One Thousand Five Hundred Dollars and Zero Cents ($1,500.00), payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank, as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in an account by the Township. The Township will invoice the Developer on a monthly or more frequent basis for costs and expenses incurred. The Developer agrees to reimburse the Township within 30 days of receipt of any invoice. Interest at the rate of one and one-half percent (1.5%) per month shall be charged on all invoices which are not paid within thirty (30) days of the date of issuance of the bills by the Township. If the Developer fails to reimburse the Township in a timely manner, the Township shall collect any monies it is owed

from the above deposited escrow account.

In the event that the above deposited escrow fund shall fall below fifty percent (50%) of the original deposit, the Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the account to one hundred percent (100%) of its original balance. In the event that this is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to re-establishing the escrow account balance as set forth herein. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

5. Developer and Township agree that within 60 days of completion of the Township's review of Developer's Project, Township will return all unused portions of the escrow account as described above to the Developer.

6. In the event that the Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make the initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement.

7. The Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project. The Developer shall be liable to the Township for their costs and expenses incurred to the date and time of their receipt of the notice.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the Developer or then property owner in assumpsit for reimbursement or to lien the property or both, in its sole discretion, for any expense in excess of the then current balance of funds on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's Project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant

services. Nothing in this Agreement shall guarantee that the Developer's plan, request or proposal will be approved and/or favorably acted upon by the Township, but only that the Developer shall reimburse the Township for all costs, expenses and professional consultant fees incurred by the Township as set forth herein.

10. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Contract for Professional Services.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hands and seals the day and year first above written.

DERRY TOWNSHIP:

Christopher S. Christman, Manager

2/27/2024
Date

DEVELOPER:

Signature

Daniel Gordon
Printed name

Regional Development Partner
HCI DP Land Acquisition LLC
Title

February 14, 2024
Date

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Tuesday, March 19, 2024 12:09 PM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: BOS minutes 3-12-24

I thought I sent them already. They are done too.

Karleigh Killinger

Administrative Assistant

Township of South Hanover

161 Patriot Way

Hershey, Pa 17033

717-566-0224 ext. 102

kkillinger@southhanover.org

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Tuesday, March 19, 2024 12:07 PM
To: Karleigh Killinger <kkillinger@southhanover.org>
Subject: Re: BOS minutes 3-12-24

They are needed for Tuesday meeting

Get Outlook for iOS

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Tuesday, March 19, 2024 12:01:57 PM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: BOS minutes 3-12-24

Thats okay. We have until Thursday. I want to get all my minutes done this week since we have a short week next week.

Karleigh Killinger

Administrative Assistant

Township of South Hanover

161 Patriot Way

Hershey, Pa 17033

717-566-0224 ext. 102

kkillinger@southhanover.org

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Tuesday, March 19, 2024 11:53 AM
To: Karleigh Killinger <kkillinger@southhanover.org>
Subject: Re: BOS minutes 3-12-24

I did not get the Sewer authority minutes either

Get Outlook for iOS

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Tuesday, March 19, 2024 11:52:52 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: BOS minutes 3-12-24

Karleigh Killinger

Administrative Assistant

Township of South Hanover

161 Patriot Way

Hershey, Pa 17033

717-566-0224 ext. 102

kkillinger@southhanover.org

From: Noles, Dean T <dnoles@pa.gov>
Sent: Thursday, March 21, 2024 12:49 PM
To: Jarred L. Neal <jneal@trafficpd.com>; Jason T. Wheeler <JWheeler@trafficpd.com>; Lynn Wuestner <lwuestner@southhanover.org>; bengle@rettew.com <bengle@rettew.com>; 'Charles Emerick' <chuckemerick@derrytownship.org>; Eric Stump, P.E. (estump@hrg-inc.com) <estump@hrg-inc.com>; Warner, Benjamin <BWarner@tcrpc-pa.org>; sdeck@tcrpc-pa.org <sdeck@tcrpc-pa.org>
Subject: Comments for Today's 1:00 PM Scope Mtg S0820230151 Hummelstown Quarry, S Hanover Twp & Derry Twps, Dauphin Co

You don't often get email from dnoles@pa.gov. Learn why this is important

All,

Attached are comments for today's 1:00 PM Microsoft Teams scoping application meeting. Please share these with your teams prior to the meeting.

Thank you,

Dean Noles | Traffic Control Specialist
PA Department of Transportation| PennDOT Engineering District 8-0
2140 Herr Street | Harrisburg PA 17103-1699
Phone: 717.772.0976 | Fax: 717.705.0375
www.PennDOT.pa.gov

From: Brian Engle <bengle@rettew.com>
Sent: Friday, January 19, 2024 12:19 PM
To: Morgan M. Madden <mmadden@eckertseamans.com>; Karleigh Killinger <kkillinger@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Cc: Allison Garner <allison.garner@rettew.com>; Fchlebnikow <Fchlebnikow@rettew.com>; Zoning Officer <zoning@southhanover.org>
Subject: FW: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

FYI

Brian Engle

Vice President, Planning & Design
Office: 800-738-8395
Direct: 717-516-7472
Mobile: [redacted]
bengle@rettew.com

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From: Charles Emerick <chuckemerick@derrytownship.org>
Sent: Friday, January 19, 2024 11:50 AM
To: Wheeler, Jason <JWheeler@trafficpd.com>
Cc: Stump, Eric <estump@hrg-inc.com>; Brian Engle <bengle@rettew.com>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

This message originated from outside your organization

Jason,

Thank you for the information. As is now standard with Derry Township, please have the owner complete the attached contract for professional services so that we can engage Eric Stump in the scoping meeting.

Thanks

Chuck

Charles W. Emerick, Jr., CFM
Director of Community Development
Township of Derry, Dauphin Co., PA

From: Wheeler, Jason <JWheeler@trafficpd.com>
Sent: Thursday, January 18, 2024 4:59 PM
To: bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; Charles Emerick <chuckemerick@derrytownship.org>; Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; lwuestner@southhanover.org
Cc: Neal, Jarred <jneal@trafficpd.com>; dgordon@hanoverco.com
Subject: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

All,
TPD has submitted the Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

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O: 717.234.1430 | D: 717.461.8424 | www.TrafficPD.com |

From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Thursday, January 18, 2024 4:52 PM
To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <JWheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org
Cc: RA-PDEPSPROD@pa.gov
Subject: :: Scoping Meeting Application - Submitted - Application Number is : S0820230151 (Sent on: 01/18/2024 04:52:24 PM)

CAUTION: External email - do not click links or open attachments unless you recognize the sender and know the content is safe.

The TIS Determination and Scoping Meeting Application has been submitted to PennDOT successfully.

PennDOT will review the scoping meeting application (attached) and associated material (listed below) and respond via e-mail.

To access the application in EPS, please click on the below link.

The Following documents can be accessed in the ePermitting System:

1 : 03 - Trip Gen_Distribution Calcs.pdf
2 : 01 - Location Map.pdf
3 : 02 - EXB_Hummelstown Quarry [Exhibit 5] 2D LAYOUT.pdf

Click here to access the Scoping Application

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From: Brian Engle <bengle@rettew.com>
Sent: Tuesday, February 27, 2024 4:10 PM
To: Karleigh Killinger <kkillinger@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: FW: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

FYI

Brian Engle
Vice President, Planning & Design
Office: 800-738-8395

Direct: 717-516-7472
Mobile: [redacted]
bengle@rettew.com

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From: Jenelle Stumpf <jenelles@derrytownship.org>
Sent: Tuesday, February 27, 2024 4:08 PM
To: Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <JWheeler@trafficpd.com>
Cc: Brian Engle <bengle@rettew.com>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

This message originated from outside your organization

Attached is your copy of the fully signed Contract for Professional Services. Thanks!

Jenelle E. Stumpf, Planning/Zoning Coordinator
Derry Township Community Development Dept.
600 Clearwater Road, Hershey, PA, 17033
jenelles@derrytownship.org
Ph: 717-533-2057, Opt. 2

From: Charles Emerick <chuckemerick@derrytownship.org>
Sent: Wednesday, February 14, 2024 1:23 PM
To: Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <JWheeler@trafficpd.com>
Cc: Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; Jenelle Stumpf <jenelles@derrytownship.org>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

Jarred,

I am fine with the modifications. Please submit the agreement with the required security to the attention of Jenelle Stumpf.

Chuck

Charles W. Emerick, Jr., CFM
Director of Community Development
Township of Derry, Dauphin Co., PA

From: Neal, Jarred <jneal@trafficpd.com>
Sent: Wednesday, February 14, 2024 8:22 AM
To: Charles Emerick <chuckemerick@derrytownship.org>; Wheeler, Jason

<JWheeler@trafficpd.com>
Cc: Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; Jenelle Stumpf <jenelles@derrytownship.org>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

Chuck,
Please see attached redlines on the provided document. Please let me know if you have any concerns with these revisions.

Thank you
-Jarred

Jarred Neal, P.E., *Senior Project Manager*

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From: Charles Emerick <chuckemerick@derrytownship.org>
Sent: Tuesday, February 13, 2024 5:04 PM
To: Wheeler, Jason <JWheeler@trafficpd.com>; Neal, Jarred <jneal@trafficpd.com>
Cc: Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; Jenelle Stumpf <jenelles@derrytownship.org>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

Jason,

We haven't received anything on the professional services agreement yet and the scoping meeting is scheduled for March 21st. I would like to have Eric Stump review the information prior to the meeting and would like the assurance from the applicant that his time will be reimbursed. Please let me know if they intend to return it or if we should proceed without it.

Thanks

Chuck

Charles W. Emerick, Jr., CFM
Director of Community Development
Township of Derry, Dauphin Co., PA

From: Charles Emerick
Sent: Friday, January 19, 2024 11:50 AM
To: Wheeler, Jason <JWheeler@trafficpd.com>
Cc: Eric Stump <estump@hrg-inc.com>; bengle@rettew.com

Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

Jason,

Thank you for the information. As is now standard with Derry Township, please have the owner complete the attached contract for professional services so that we can engage Eric Stump in the scoping meeting.

Thanks

Chuck

Charles W. Emerick, Jr., CFM
Director of Community Development
Township of Derry, Dauphin Co., PA

From: Wheeler, Jason <JWheeler@trafficpd.com>
Sent: Thursday, January 18, 2024 4:59 PM
To: bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; Charles Emerick <chuckemerick@derrytownship.org>; Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; lwuestner@southhanover.org
Cc: Neal, Jarred <jneal@trafficpd.com>; dgordon@hanoverco.com
Subject: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

All,
TPD has submitted the Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

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From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Thursday, January 18, 2024 4:52 PM

To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <JWheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org
Cc: RA-PDEPSPROD@pa.gov
Subject: :: Scoping Meeting Application - Submitted - Application Number is : S0820230151 (Sent on: 01/18/2024 04:52:24 PM)

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The TIS Determination and Scoping Meeting Application has been submitted to PennDOT successfully.

PennDOT will review the scoping meeting application (attached) and associated material (listed below) and respond via e-mail.

To access the application in EPS, please click on the below link.

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3 : 02 - EXB_Hummelstown Quarry [Exhibit 5] 2D LAYOUT.pdf

Click here to access the Scoping Application

PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL

From: Stump, Eric <estump@hrg-inc.com>
Sent: Monday, March 18, 2024 3:18 PM
To: Wheeler, Jason <JWheeler@trafficpd.com>
Cc: Neal, Jarred <jneal@trafficpd.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>; ekinard@pa.gov <ekinard@pa.gov>; rdeen@pa.gov <rdeen@pa.gov>; (JenelleS@DERRYTOWNSHIP.ORG) <JenelleS@DERRYTOWNSHIP.ORG>; Wilbern, Jacqueline <jwilbern@hrg-inc.com>; Cummings, Ryan <rcummings@hrg-inc.com>; Yiengst, Zachary <zyiengst@hrg-inc.com>; chuckemerick@derrytownship.org <chuckemerick@derrytownship.org>; bwarner@tcrpc-pa.org <bwarner@tcrpc-pa.org>; sdeck@tcrpc-pa.org <sdeck@tcrpc-pa.org>; bengle@rettew.com <bengle@rettew.com>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: RE: Hummelstown Quarry Warehouse - TIS Scope Application Submission_v1

Jason,

Please see the attached comments in advance of Thursday's TIS Scoping Meeting. We can discuss further on Thursday.
Thanks,

Eric J. Stump, PE, PTOE
Team Leader | Transportation
Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121 (o) | 717.343.7734 (c)
vCard | hrg-inc.com | LinkedIn | Facebook

From: Wheeler, Jason <JWheeler@trafficpd.com>
Sent: Thursday, January 18, 2024 4:59 PM
To: bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; lwuestner@southhanover.org
Cc: Neal, Jarred <jneal@trafficpd.com>; dgordon@hanoverco.com
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Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

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Sent: Thursday, January 18, 2024 4:52 PM

To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <JWheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org
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Disclaimer

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DERRY TOWNSHIP

CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made this _____ day of _____, 20_____, by and between ***DERRY TOWNSHIP***, Dauphin County, Pennsylvania, with offices located at 600 Clearwater Road, Hershey, Pennsylvania, 17033 (hereinafter referred to as ***"Township"***) and ***HCI DP LAND ACQUISITION LLC*** of *Insert address* (hereinafter referred to as ***"Developer"***).

W I T N E S S E T H:

WHEREAS, the Developer is the legal or equitable owner of certain real estate bearing Dauphin County PIN 24-008-021, containing approximately 3.2 acres, locally known as Pennsy Supply Road, partially within the Planned Campus North base zoning district and partially within the Commercial Entertainment base zoning district and partially within the Hersheypark Drive/Route 39 overlay zoning district in Derry Township, Dauphin County, PA, which Pennsy Supply Road provides access to lands proposed to be developed within South Hanover Township; and

WHEREAS, the Developer has made a request for action by the Township, described as follows:

-*Commercial development of the property within South Hanover Township including approvals necessary by Derry Township and PennDOT* (hereinafter referred to as **"*Project*"**)*;* and

WHEREAS, the Developer has requested and/or requires Township approval and/or review of their Project and/or some other action of the Township, and the Township is willing to authorize its professional consultants and/or employees to review said Project according to the current Township Fee Schedule upon execution of this Agreement, and upon deposit of an escrow account.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township's professional consultants, as defined at Section 107 of the Pennsylvania Municipalities Planning Code, to review Developer's above-referenced Project and to make such recommendations and specifications and/or to prepare certain documents as may be necessary with respect to such Project in accordance with all applicable Township ordinances, and State and Federal rules and regulations.

2. The Developer and Township acknowledge that the Township will incur costs and fees relating to the review of Developer's Project and/or relating to the preparation of certain documents by its professional consultants and/or employees, and Developer agrees to pay and/or reimburse the Township for such costs in accordance with this Agreement.

3. The Developer shall pay and/or reimburse the Township for the professional consultant's charges and fees for the following, AS APPLICABLE: (a) review of any and all development plans, proposals, studies, or other correspondence relating to the Project; (b) attendance at any and all meetings relating to Developer's Project; (c) preparation of any studies, reports, engineered plans, review letters, maps, plans, surveys, appraisals, legal documents, ordinances, legal advertisements or other correspondence and/or documents relating to Developer's Project; and (d) any additional cost and/or expense, including but not limited to inspections, public notices, advertisements and/or stenographer fees associated with the Developer's Project. It is understood by the execution of this Agreement that the Developer specifically accepts the Fee Schedule currently in effect in the Township. Developer further agrees to reimburse the Township for administrative expenses incurred and shall therefore pay an amount equal to ten percent (10%) of the amount of all professional consultants' charges, which shall be added to the professional consultant bills.

4. The Developer hereby agrees to deposit with the Township the sum of One Thousand Five Hundred Dollars and Zero Cents ($1,500.00), payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank, as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in an account by the Township. The Township will invoice the Developer on a monthly or more frequent basis for costs and expenses incurred. The Developer agrees to reimburse the Township within 30 days of receipt of any invoice. Interest at the rate of one and one-half percent (1.5%) per month shall be charged on all invoices which are not paid within

thirty (30) days of the date of issuance of the bills by the Township. If the Developer fails to reimburse the Township in a timely manner, the Township shall collect any monies it is owed from the above deposited escrow account.

In the event that the above deposited escrow fund shall fall below fifty percent (50%) of the original deposit, the Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the account to one hundred percent (100%) of its original balance. In the event that this is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to re-establishing the escrow account balance as set forth herein. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

5. Developer and Township agree that within 60 days of completion of the Township's review of Developer's Project, Township will return all unused portions of the escrow account as described above to the Developer.

6. In the event that the Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make the initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement.

7. The Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project. The Developer shall be liable to the Township for their costs and expenses incurred to the date and time of their receipt of the notice.

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9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services. Nothing in this Agreement shall guarantee that the Developer's plan, request or proposal will be approved and/or favorably acted upon by the Township, but only that the Developer shall reimburse the Township for all costs, expenses and professional consultant fees incurred by the Township as set forth herein.

10. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Contract for Professional Services.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hands and seals the day and year first above written.

DERRY TOWNSHIP:

_____
Christopher S. Christman, Manager

_____
Date

DEVELOPER:

_____
Signature

_____
Printed name

_____
Date

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

TIS SCOPING APPLICATION
REVIEW LETTER #1

TOWNSHIP OF DERRY

Attn: Charles W. Emerick, Jr.

Hummelstown Quarry

March 18, 2024

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Scoping Meeting Application	January 18, 2024	---
Concept Site Plan	January 12, 2024	---
Trip Generation – Distribution Calculations	January 2024	---

We offer the following comments (* - *Indicates comments not addressed from previous review letters):*

SCOPING APPLICATION

1. Verify if a specific tenant has been identified for the warehouse and clarify why Land Use 155 (non-sort) was chosen for the trip generation calculations. If the development does not have known tenants, the proposed land use code is acceptable. However, if actual development is a more-intensive alternate land use, supplemental analysis (and associated improvements) may be required.

2. Based on guidance from ITE's *Transportation Impact Analyses for Site Development*, the study area should encompass "All signalized intersections and freeway ramps within 2 miles of a property line and all major unsignalized access (streets and driveways) within 1 mile of a property line of the site". Pending results of the revised trip distribution, the following intersections should be considered in the study area:

    a. Walton Avenue and E Main Street
    b. Quarry Road/Waltonville Road and US 322 WB Off Ramp
    c. Waltonville Road and West End Ave/Connector Road
    d. Middletown Road and SR 322 EB Off Ramp/Connector Road
    e. SR 322 and Bullfrog Valley Road / Lucy Ave
    f. SR 322 and University Drive
    g. SR 322 and Centerview Drive
    h. Merge/Diverge Analysis at the Hersheypark Drive and SR 322/422 interchange

3. The TIS should analyze the study intersections 10-years after the projected full-occupancy date. [185-43.J]

4. Traffic volumes from the following nearby developments should be included within the TIS:

    a. Hershey West End
    b. U-haul
    c. SwimHershey
    d. Hershey Outparcels
    e. Hershey Campground
    f. Cocoa Packs
    g. Troeg's Expansion
    h. PSP Academy

5. Traffic counts should occur between the months of June-September or will need to be adjusted to reflect traffic volumes associated with Derry Township's tourist industry. [185-43.D]

6. Verify the trip distributions assumptions:

    a. Zip Code 17078 (Palmyra) – Based on travel times, we anticipate most traffic would go to/from the east along Hersheypark Drive. Suggest reversing the 80/20 split.
    b. For the truck trip distribution, clarify the interchange/interstate that the trucks are being assigned to.

        i. It appears trucks heading to/from north on I-81 would use Hersheypark Drive to SR 743.

        ii. It appears trucks heading to/from the east on PA 283 would use Middletown Road or US 322 to SR 743.

        iii. It appears trucks heading to/from the east on I-76 would use US 322.

        iv. Other trucks likely use 322 to the I-83/I-283 interchange.

        v. It does not appear that there should be a significant distribution to/from the PA 39/I-81 interchange.

7. Ensure future traffic projections and capacity analyses include updated heavy vehicle percentages.

8. The following roadway improvements are planned as part of the Hershey Outparcels project:

    a. The construction of a second westbound left turn lane at Hersheypark Drive and Walton Ave / Mae St
    b. Lengthening the southbound left turn lane at Hersheypark Drive and Walton Ave / Mae St to 330 ft
    c. Split phasing of the Hersheypark Drive and Walton Ave / Mae St intersection

9. Additional roadway improvements are planned as part of the Hershey West End project.

10. The site driveway should be designed as high-volume driveway. If signalization is proposed, coordinate with Hershey Campground project for access onto Hersheypark Drive. The driveway should provide access to vacant lands west of Hersheypark Drive to prevent the need for an additional signalized intersection in the future. The access design should consider full build-out of abutting properties.

11. Coordinate with Hummelstown Borough for potential traffic concerns within the Borough.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



Eric J. Stump, P.E., PTOE
Team Leader | Transportation

ZRY/EJS
R002484.0002 – Phase (450)
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Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Wednesday, January 3, 2024

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman - **absent**
Philip Zulli, Secretary
Thomas Scott
Trevor Spivey

Township Personnel:
Morgan Madden, Solicitor – **via Zoom**
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: Thomas Brumbaugh, Linda Stuber, Paul Stuber, Charlie Courtney, Cat Wiknoch, Corey Johnson, Taylor Gelinas, Wesley Clark, Dan Gordon, Steve Cordaro

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Wednesday, January 3, 2024, at 6:31 p.m.

2024 Reorganization
Appoint Temporary Chairperson to conduct selection of Planning Commission Chairperson for 2024: Commissioner Studer turned the meeting over to Manager Wuestner to conduct selection of the Planning Commission Chairperson for 2024.

Open/Close Nominations and Appoint Chairperson of the Planning Commission for 2024: Manager Wuestner opened nomination of Chairperson of the Planning Commission.

Motion: Commissioner Zulli made a motion to appoint Mr. Jack Studer as Chairman of the Planning Commission. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote.**

Meeting returned to the newly appointed Chairman: Manager Wuestner turned the meeting back over to Chairman Studer.

Open/Close Nominations and Appoint Vice-Chairman of the Planning Commission for 2024: Chairman Studer opened nomination of a Vice-Chairman of the Planning Commission.

Motion: Commissioner Zulli made a motion to appoint Mr. Kevin Stoehr as Vice-Chairman of the Planning Commission. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote.**

Appoint Planning Commission Secretary for 2024:
Motion: Commissioner Scott made a motion to appoint Mr. Philip Zulli as Secretary of the Planning Commission. Seconded by Commissioner Spivey. **Motion passed with a 4-0 vote.**

Approval of Minutes:
Motion: Secretary Zulli made a motion to approve the December 5, 2024, meeting minutes with corrections. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote.**

Manager Report:
Hanover Co. Application for Amendment – Pennsy/Mumma Property: Chairman Studer stated that he is aware residents would like to see the property remain farmland, but the property owner wants to sell and once it is sold, the Township cannot deny the plan if the ordinances are followed. He stated that Grandview Road cannot handle increased traffic or truck traffic because of narrow intersections. He also stated that Wagner Street is very narrow and private

beyond Arthur Street. The Township met with the Hanover Company to discuss concerns like truck traffic, road wear, noise, exhaust fumes, and lighting. Chairman Studer stated that the Hanover Company has been forthright in addressing those concerns. Secretary Zulli gave a summary on rezoning and preserving agriculture. Charlie Courtney of McNees, Wallace and Nurick, went over the by-right plan. He stated that this plan would put warehouses right up against existing homes. The access to the warehouses would be from Hershey Park Drive over Pennsy Supply road bridge and emergency access would be on Grandview Drive. Mr. Courtney stated that a layout is being proposed that would require a zoning change. The zoning changes would move the warehouses further east and away from existing homes. The remaining Residential Cluster would allow around 76 new homes to be built and there would be a no-build area off Wagner Street. The flex/mixed use buildings which will be located behind the existing homes can be used for various small businesses. All loading docks will be internal, and a berm will be installed between the houses and the buildings. The text amendment to the zoning ordinance would include creating mixed use definitions and parameters as well as warehouse standards. Chairman Studer felt that the proposed plan is a good concept and was happy with the low density. Commissioner Scott expressed concerns about the emergency access if the Pennsy Bridge floods. It was discussed that the bridge was well above the 100-year flood plain. Commissioner Spivey asked how far away the warehouses would be to the existing farm on Wagner Street. Dan Gordan of the Hanover Company stated that it's roughly 500 yards from the farm with a buffer.

Public Comment:

Paul Stuber, resident at 19 Wagner Street, stated that he has concerns about only having one access for employees to get to and from work. He suggested using the original access near Bell's Meat Market off Grandview Road.

Linda Stuber, resident at 19 Wagner Street, asked about the land next to her house. Mr. Gordan stated that the strip of land will be used as open space for recreation or a no build site. He stated that it was too early to determine exactly how the space would be used.

Mark Brinser, resident at 14 Wagner Circle, asked about utilities. Chairman Studer stated that the developer will need to provide sewer and water hook up. Mr. Courtney stated that they are already in the coordination process with DTMA on the matter.

Tom Brumbaugh, resident at 319 Pleasant View Road and Fire Chief, stated that he has concerns with the height of the warehouses being 55'. He stated that the fire company does not have a ladder truck and there needs to be significant distance from the building to be able to stage. Mr. Gordan stated that the clear height is 40' and 55' at the peak. Mr. Brumbaugh also asked what water source will be used. Mr. Gordan stated that the buildings will be sprinklered and all fire regulations will be met.

Commissioner Spivey asked Mr. Brumbaugh where his desired access would be for emergencies. Mr. Brumbaugh replied that he would prefer the access next to the Bell Property or at the top of Grandview Road. Frank Chlebnikow, Zoning Officer, stated that the presentation was well done, but cautioned the Board about approving zoning changes if the developer would back out of the project.

Solicitor's Report:

Landscaping Ordinance Update: Solicitor Madden stated that Board of Supervisors (BOS) Chairman Cordaro is reviewing lengthy information about wildflower meadows and other landscaping criteria.

Poultry Ordinance: Solicitor Madden stated that the Poultry Ordinance has been updated. The PC can recommend approval to the Board. Mr. Chlebnikow stated that the definition of poultry should be more defined and the setback for manure should be included. BOS Chairman Cordaro suggested to add "or other as defined by the Board of Supervisors," for the poultry description.

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

Manager Report:

Official Map: Manager Wuestner stated that Tri-County Planning Commission provided working maps that included parcel outlines. Chairman Studer mentioned that a trail area would be a good addition to the industrial park area out to

Grandview Road. He also thought the land near Kellock Run on the Mumma Property would be a good place for a nature trail. Manager Wuestner stated that those areas have been marked on the Greenways and Trails Map which is nearing the final stages of planning. The next meeting for the Master Trail is on January 29th. She encouraged the Commissioners to attend. Manager Wuestner was invited to be on the steering committee for the active transportation plan for Hummelstown Borough and their kick-off meeting is January 29th. She asked the Commissioners to work on marking up their maps for the next meeting.

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

Other Business: There was no other business from the Commissioners.

Adjournment: Commissioner Scott made a motion to adjourn. Seconded by Secretary Zulli. The meeting was adjourned at 8:16 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Tuesday, February 6, 2024

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman
Philip Zulli, Secretary
Thomas Scott
Trevor Spivey

Township Personnel:
Morgan Madden, Solicitor
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: Paul Stuber, Linda Stuber, Charlie Courtney, Taylor Gelinas, Stephen Cordaro

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Tuesday, February 6, 2024, at 6:31 p.m.

Approval of Minutes:
Motion: Secretary Zulli made a motion to approve the January 3, 2024, meeting minutes with corrections. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote. Vice Chairman Stoehr abstained because he was not present at the meeting.**

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

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

Engineer's Report:
Farm Crest – Jillian Way and N. Hoernerstown Road Intersection Concepts: Manager Wuestner tabled this item until the next meeting. She stated that there are many questions about the boardwalk design. The Farm Crest developers want to work with their engineers then go back to PennDOT before any approvals by the Township Planning Commission and Board of Supervisors. Discussion ensued about the accidents happening at the intersection of Jillian Way and N. Hoernerstown Road.

Manager Report:
Proposed Zoning Amendment: Chairman Studer stated that the proposed zoning amendment for the development of the Pennsy/Mumma properties has been reviewed by the Township Zoning Officer. He stated that there were a few items that needed addressed, including access, zoning districts, lighting and allowed uses. He stated that access to the property from Hersheypark Drive would need a Highway Occupancy Permit (HOP) and is concerned with the response or requests that may be received from PennDOT. Interaction with MHS/Hershey Trust may be needed for easements. Chairman Studer stated that he would like to see separate zoning districts for the warehouses and flex space because of possible future changes in ownership. He stated that there would be no access to Grandview Road except in an emergency. He stated that for lighting 30' light poles and wall lighting are okay on the nonresidential side of the buildings, but on the residential side the light poles could be no taller than 20' and no wall lighting. Zoning Officer, Frank Chlebnikow stated that there are many types of lighting criteria. He recommended working with the developer on the options to solve any issues. Charlie Courtney, attorney for the developer, stated the only issue may be the size of the truck ports, but is willing to review. Chairman Studer stated that uses for the flex space should only be businesses that draw less traffic. Mr. Chlebnikow stated that the list of uses can be worked through and to stay away from office buildings. The Planning Commission agreed that an extensive review is needed before moving forward. Mr. Chlebnikow recommended directing Township staff to work though the concerns with the developer.

Motion: Commissioner Spivey made a motion to direct the Zoning Officer to work with Mr. Courtney on the zoning amendment. Seconded by Commissioner Scott.

Manager Wuestner asked if there is anything that needs addressed to be considered or approved. Secretary Zulli stated that anything that attracts traffic in the flex space, back up devices and lighting need addressed. Chairman Studer added that a public address system should only be used in an emergency or eliminated. He stated that the PC will look at the buffer requirements for the next meeting. He stated that the distance should be to property lines and not dwellings. He asked about the status of the HOP.. Mr. Courtney stated that he is waiting to hear back. He stated that there is other potential development activity on the Derry Township side of Pennsy's property.

Motion passed with a 5-0 vote.

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

Other Business:
Secretary Zulli stated that he reviewed the map that was provided by the County. He stated that the rural appearance of the Township has dissipated.

Adjournment: Vice Chairman Stoehr made a motion to adjourn. Seconded by Secretary Zulli. The meeting was adjourned at 7:06 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Tuesday, March 5, 2024

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman – **via Zoom**
Philip Zulli, Secretary
Thomas Scott
Trevor Spivey

Township Personnel:
Morgan Madden, Solicitor
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: Tim Mellott, Paul Stuber, Linda Stuber, John Fox, Taylor Gelines Rileg, Dan Gordon, Wesley Clark

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Tuesday, March 5, 2024, at 6:34 p.m.

Approval of Minutes:
Motion: Commissioner Spivey made a motion to approve the February 5, 2024, meeting minutes with corrections. Seconded by Secretary Zulli. **Motion passed with a 5-0 vote.**

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

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

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

Manager Report:
Farm Crest – Jillian Way and N. Hoernerstown Road Intersection Concepts: Tim Mellott, Engineer for the Farm Crest Subdivision, stated that there have been a few accidents at the north entrance to Jillian Way even though the entrance is in compliance with PennDOT guidelines. He stated that the previously extended boulevard still presents issues with people turning left from N. Hoernerstown on to Jillian Way too early. They will need to go to PennDOT to get approval for a change but wanted the Townships input beforehand. Chairman Studer stated that there were concerns when the initial plan was submitted, and speeding is an issue. Mr. Mellott stated that a right in, right out, is not an option and signage is not enough but proposed a left turn in restriction. An HOP permit will be needed. Vice Chairman Stoehr stated that while the improvement is a great idea, there will still be people trying to turn left. Zoning Officer, Frank Chlebnikow stated that a review of the improvement will be needed. He stated that the roads will eventually be dedicated, and maintenance should be considered. Mr. Mellott recommended having the Township Engineer evaluate the improvement plan and then move forward to PennDOT. John Fox, developer for Farm Crest, stated that most residents already use the lower entrance to make a left turn because it is safer. Commissioner Spivey appreciated that the safety issue was being addressed and asked that plowing be considered. Commissioner Scott asked if signage can be installed. Mr. Mellott stated that PennDOT won't allow signage because there are no deficiencies since the intersection was built to standards.

Motion: Commissioner Spivey made a motion to authorize Rettew to review the proposed concept and allow the Manager to respond to the developer. Seconded by Vice Chairman Stoehr. **Motion passed with a 5-0 vote.**

Proposed Zoning Amendment – Pennsy/Mumma Property – Hanover Company: Chairman Studer stated that there was a difficult review of the proposed zoning amendment. The redline draft included changes to allowed uses and lighting. He also noted that the flex space should not be used for warehouse and distribution. Charlie Courtney, attorney for the Hanover Company, cautioned the Township not to limit the flex space too much. The definition for warehouse and distribution (w/d) under the flex space differs from the use of traditional w/d operations. He gave an example that the

flex space w/d could be used by a water company like Crystal Springs. The light industrial has been added to help fill the district. The intent is to keep things simple. Mr. Chlebnikow stated that he hasn't had a chance to do a comprehensive review of the zoning amendment. Chairman Studer suggested having a workshop to bring the Board of Supervisors up to speed. Mr. Courtney gave a summary of all the changes to the draft amendment. He stated that the sewer will be a public connection but is not sure of the details yet. Manager Wuestner stated that DTMA is updating the High Meadow Pump Station, but they would prefer the sewer to go through gravity area. Dan Gordon of the Hanover Company stated that they anticipate a pump on site and gravity flow to DTMA. The sewer is still in the very early planning stages. They will likely do directional drilling under the creek. Mr. Courtney added that there will be a riparian buffer for the trail easement. The Township would be responsible for building the trail or walking path. It was also discussed that the language would be changed to include no access to Grandview Road.

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

Other Business:
Commissioner Scott mentioned that the house on the corner near the intersections of N. and S. Hoernerstown removed a tree and it has improved the site distance. Manager Wuestner added that PennDOT has repainted lines and updated signage and blinking lights in that area.

Adjournment: Commissioner Scott made a motion to adjourn. Seconded by Secretary Zulli. The meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Tuesday, March 5, 2024

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman – **via Zoom**
Philip Zulli, Secretary
Thomas Scott
Trevor Spivey

Township Personnel:
Morgan Madden, Solicitor
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: Tim Mellott, Paul Stuber, Linda Stuber, John Fox, Taylor Gelines Rileg, Dan Gordon, Wesley Clark

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Tuesday, March 5, 2024, at 6:34 p.m.

Approval of Minutes:
Motion: Commissioner Spivey made a motion to approve the February 5, 2024, meeting minutes with corrections. Seconded by Secretary Zulli. **Motion passed with a 5-0 vote.**

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

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

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

Manager Report:
Farm Crest – Jillian Way and N. Hoernerstown Road Intersection Concepts: Tim Mellott, Engineer for the Farm Crest Subdivision, stated that there have been a few accidents at the north entrance to Jillian Way even though the entrance is in compliance with PennDOT guidelines. He stated that the previously extended boulevard still presents issues with people turning too early. They will need to go to PennDOT to get approval for a change but wanted the Townships input beforehand. Chairman Studer stated that there were concerns when the initial plan was submitted, and speeding is an issue. Mr. Mellott stated that a right in right out is not an option and signage is not enough but proposed a left turn in restriction. An HOP permit will be needed. Vice Chairman Stoehr stated that while the improvement is a great idea, there will still be people trying to turn left. Zoning Officer, Frank Chlebnikow stated that a review of the improvement will be needed. He stated that the roads will eventually be dedicated, and maintenance should be considered. Mr. Mellott recommended having the Township Engineer evaluate the improvement plan and then move forward to PennDOT. John Fox, developer for Farm Crest, stated that most residents already use the lower entrance to make a left turn because it is safer. Commissioner Spivey appreciated that the safety issue was being addressed and asked that plowing be considered. Commissioner Scott asked if signage can be installed. Mr. Mellott stated that PennDOT won't allow signage because there are no deficiencies since the intersection was built to standards.

Motion: Commissioner Spivey made a motion to authorize Rettew to review the proposed concept and allow the Manager to respond to the developer. Seconded by Vice Chairman Stoehr. **Motion passed with a 5-0 vote.**

Proposed Zoning Amendment – Pennsy/Mumma Property – Hanover Company: Chairman Studer stated that there was a hard review of the proposed zoning amendment. The redline draft included changes to allowed uses and lighting. He also noted that the flex space should not be used for warehouse and distribution. Charlie Courtney, attorney for the Hanover Company, cautioned the Township not to limit the flex space too much. The definition for warehouse and distribution (w/d) under the flex space differs from the use of traditional w/d operations. He gave an example that the

flex space w/d could be used by a water company like Crystal Springs. The light industrial has been added to help fill the district. The intent is to keep things simple. Mr. Chlebnikow stated that he hasn't had a chance to do a comprehensive review of the zoning amendment. Chairman Studer suggested having a workshop to bring the Board of Supervisors up to speed. Mr. Courtney gave a summary of all the changes to the draft amendment. He stated that the sewer will be a public connection but is not sure of the details yet. Manager Wuestner stated that DTMA is updating the High Meadow Pump Station, but they would prefer the sewer to go through gravity area. Dan Gordon of the Hanover Company stated that they anticipate a pump on site and gravity flow to DTMA. The sewer is still in the very early planning stages. They will likely do directional drilling under the creek. Mr. Courtney added that there will be a riparian buffer for the trail easement. The Township would be responsible for building the trail or walking path. It was also discussed that the language would be changed to include no access to Grandview Road.

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

Other Business:
Commissioner Scott mentioned that the house on the corner near the intersections of N. and S. Hoernerstown removed a tree and it has improved the site distance. Manager Wuestner added that PennDOT has repainted lines and updated signage and blinking lights in that area.

Adjournment: Commissioner Scott made a motion to adjourn. Seconded by Secretary Zulli. The meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

DRAFT

PLANNING COMMISSION
JACK STUDER, CHAIRMAN
KEVIN STOEHR, VICE CHAIRMAN
PHILIP ZULLI, SECRETARY
THOMAS SCOTT
TREVOR SPIVEY

TOWNSHIP OF SOUTH HANOVER

Incorporated 1842

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Hershey, PA 17033
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www.southhanover.org

BOARD OF SUPERVISORS
STEPHEN CORDARO, CHAIRMAN
FRANK TOMASIC, JR., VICE CHAIRMAN
ROBERT CASSEL, SECRETARY
JACK STUDER, ASST. SECRETARY
KEVIN BUSHER

TOWNSHIP MANAGER
LYNN WUESTNER

ADMINISTRATIVE ASSISTANT
KARLEIGH KILLINGER

PLANNING COMMISSION AGENDA TUESDAY, APRIL 2, 2024

Call to order – 6:30 p.m.
Motion to approve the March 5, 2024, Meeting Minutes
Public Comment

SOLICTOR'S REPORT:

ENGINEER'S REPORT:

MANAGER'S REPORT:
FOR DISCUSSION: Hanover Company - Pennsy/Mumma Property - Proposed Zoning Amendment

CHAIRMAN'S REPORT:

OLD BUSINESS:
NO ACTION: Landscape Ordinance
NO ACTION: Official Map

OTHER BUSINESS:

Motion to Adjourn:

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. Gordan 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,

Karleigh Killinger
Administrative Assistant

Township of South Hanover
Planning Commission
161 Patriot Way
Hershey, PA 17033
Tuesday, December 5, 2023

Planning Commission:
Jack Studer, Chairman
Kevin Stoehr, Vice Chairman
Nora Blair, Secretary
Thomas Scott
Philip Zulli

Township Personnel:
Morgan Madden, Solicitor
Brian Engle, Township Engineer - **absent**
Gerald Duke, DCPC
Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Frank Chlebnikow, Zoning Officer

Public Present: James Hartman, Hilary Vesell, Steve Cordaro, Robert Cassel

Call to Order: Chairman Studer called to order the Township of South Hanover Planning Commission (PC) Meeting on Tuesday, December 5, 2023, at 6:36 p.m.

Public Comment:
Hilary Vesell, resident at 15 Broadview Street, stated that her neighbor is burning in a burn barrel and the items burning are creating noxious fumes and black smoke. She asked that burning be banned within a certain proximity to other homes and requested that the burning ordinance be reviewed. The PC asked if she had spoken to her neighbor. Ms. Vesell stated that it happens so often she would have to address it regularly. Manager Wuestner informed Ms. Vesell about the procedure for complaints. She recommended filing a request for action so the matter can be addressed.

Approval of Minutes:
Motion: Secretary Blair made a motion to approve the November 8, 2023, meeting minutes with corrections. Seconded by Commissioner Scott. **Motion passed with a 4-0 vote. Commissioner Stoehr abstained because he was not present at the meeting.**

Secretary Blair requested clarity be recorded in the minutes for the corrections to the discussion on the Landscaping Ordinance.

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

Engineer's Report:
William Hoffer Estate Lot Add-On Plan: Jim Hartman, Engineer for the Hoffer property, stated that Mr. Hoffer's children want to move the lot lines of the parcels. There would be no earth moving. There was some discussion on the parcel deeds and the omission of certain tracts of land that were conveyed previously. The Board requested clarification on the lot lines.

Motion: Commissioner Zulli made a motion to accept the plan. Seconded by Commissioner Scott.
Motion passed with a 5-0 vote.

Chairman Studer asked if there will be any construction. Mr. Hartman stated that there will not be any except for moving macadam. Secretary Blair stated that the Township will not grant a waiver of sidewalks but will approve deferrals. Mr. Chlebnikow concurred with the deferral of sidewalks. He stated that the erosion, stormwater management and preliminary plan would all be waived. He requested that the setbacks and other zoning criteria be added to the plan for future reference due to certain parcels being in the flood plain. He also asked about the driveway that runs through all three lots. Mr. Hartman stated that the Hoffer's will not be offering any easements, as there are other accesses to the surrounding parcels. Mr. Chlebnikow recommended moving the plan forward to the Board for review and to address the comments.

Motion: Commissioner Scott made a motion to approve moving the plan to the Board of Supervisors with comments addressed as stated in Rettew's November 29, 2023, letter, and deferral of the sidewalks. Seconded by Commissioner Zulli. **Motion passed with a 5-0 vote.**

Mr. Hartman stated that he will discuss the comments with his clients and resubmit updates for the Board meeting in January.

Manager Report:

Burning Ordinance: Manager Wuestner stated that the current ordinance allows for burning during the day with a permit but no burning of garbage or construction materials. Secretary Blair stated that there should be more penalties for violations. Mr. Chlebnikow noted that complainants become parties to a suit if there is no compliance at the local level. Mr. Duke stated that burning is more stringent in urban and suburban areas and is easier to control if you have police or constant patrol. There was some discussion on burn barrels vs. open burning. Manager Wuestner stated that there is already a procedure in place for any violations to the burning ordinance. Board of Supervisors Chairman Cordaro stated that the Township cannot be too stringent. Ms. Killinger stated that more people comply with permitting for open burning now that it's available online through the Township website.

Landscaping Ordinance: Board of Supervisors Chairman Cordaro stated that he is trying to find a mechanism to allow wildflowers and meadow areas that will not violate the property maintenance code. He stated he will try to have references to review for the next meeting. Manager Wuestner noted that the definition for wildflowers and meadows will be important. Chairman Studer tabled further discussion until the next meeting.

Poultry Ordinance: Chairman Studer stated that goals for this ordinance is to avoid requiring permits, allow chickens in most zoning districts either by right or conditionally and keeping poultry contained on the property. Manager Wuestner stated that the current ordinance is not sufficient to prevent violations. Mr. Chlebnikow stated that the two biggest issues for zoning are residents having roosters and free-range chickens. It was discussed to require confinement to the property by a fence or a run. The PC agreed to have the Solicitor draft an amendment to include the items discussed.

Official Map: Manager Wuestner asked the Commissioners to review the fact sheet for official map uses and criteria. Mr. Duke stated that the official map gives the Township the ability to negotiate and flexibility. Commissioner Zulli asked for a map with more prominent parcel lines. Mr. Duke stated he will send a few samples to the Township Office to see what works best and then print copies for the PC members to work with.

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

Other Business: There was no other business from the Commissioners.

Adjournment: Vice Chairman Stoehr made a motion to adjourn. Seconded by Commissioner Scott. The meeting was adjourned at 8:26 p.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant

DTMA
Derry Township Municipal Authority

Providing a cost effective public service to protect and enhance the water environment and quality of life for our local and regional community

RELIABLY RESPONSIVELY PROFESSIONALLY

March 28, 2024

Mr. Russell Treas, Project Coordinator
LIVIC Civil
61 Duke Street, Suite 100
Northumberland, PA 17857

RE: Hummelstown Quarry
South Hanover Township
Capacity Request Review

Dear Mr. Treas:

The Derry Township Municipal Authority (DTMA) has evaluated a sewer capacity request submitted by your office, dated March 6, 2024, on behalf of your client for the proposed Hummelstown Quarry development. DTMA's evaluation was based on information provided by LIVIC and upon a determination of the available capacity in the DTMA wastewater collection, conveyance, and Clearwater Road Wastewater Treatment Plant (System) to which the referenced property is tributary.

As of the date of this letter, DTMA has determined that the System has adequate capacity for the estimated wastewater flow of approximately 26,106 gallons per day from the proposed development, as requested. DTMA further certifies that the wasteload of 26,106 gallons per day will not create a current or future five-year projected hydraulic or organic overload in the DTMA System as proposed. Sanitary sewer facilities from the development are proposed to connect via existing gravity sewer on Hersheypark Drive, as noted by LIVIC. This sewer capacity determination does not consider any other conveyance options to our System.

DTMA's service policy is to provide capacity on a "first come, first served" basis for customers who have paid the applicable Capital Fees and Inspection Fees for connection to the DTMA system. In the event that a final subdivision and land development plan is not approved within twelve months from the date of this letter, this certification shall be null and void. Our authorization to connect to the DTMA System is also contingent upon the following:

- Project must meet DTMA's plan approval and administrative requirements
- Ability to obtain any necessary easements from adjacent property owner(s)
- Comply with all applicable Derry Township and South Hanover Township Ordinances

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Dylan Ellinger

Dylan M. Ellinger, E.I.T.
Staff Engineer

670 Clearwater Road Hershey, PA 17033-2453 P 717.566.3237 F 17.566.7934
Please visit our web site: www.DTMA.com

cc: Lynn Wuestner, Manager, South Hanover Township (lwuestner@southhanover.org)
Corey Johnson, P.E., LIVIC Civil (Cjohnson@livicco.com)
William Rehkop, P.E., Executive Director, DTMA (wrehkop@dtma.com)

N:\Subdivisions\Capacity Requests\2024.03.28 Hummelstown Quarry_ Capacity Review.docx

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From: William Rehkop <Wrehkop@DTMA.com>
Sent: Thursday, March 28, 2024 3:01 PM
To: Russ Treas <rtreas@livicco.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Cc: Corey Johnson <cjohnson@livicco.com>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: RE: HummelsTown Quarry Sewer Service

Russ,

Please find attached our capacity determination letter for your use.

Thanks,
Bill

From: Russ Treas <rtreas@livicco.com>
Sent: Thursday, March 28, 2024 12:16 PM
To: William Rehkop <Wrehkop@DTMA.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Cc: Corey Johnson <cjohnson@livicco.com>
Subject: RE: HummelsTown Quarry Sewer Service

> Some people who received this message don't often get email from rtreas@livicco.com. Learn why this is important

Hello Everyone,

I had left a voicemail requesting an update on where we stand since your discussions with South Hanover township.

Russ Treas

Project Coordinator

61 Duke Street, Suite 100
Northumberland, PA, 17857
(888) 987-1993 x18
570-809-0599
www.liviccivil.com

From: Russ Treas
Sent: Tuesday, March 19, 2024 9:32 AM
To: William Rehkop <Wrehkop@DTMA.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Cc: Corey Johnson <cjohnson@livicco.com>
Subject: RE: HummelsTown Quarry Sewer Service

Hello everyone,

Is the authority able to provide the ability to serve letter at this point?
Appreciate your time,

Russ Treas

Project Coordinator

61 Duke Street, Suite 100
Northumberland, PA, 17857
(888) 987-1993 x18
570-809-0599
www.liviccivil.com

From: Russ Treas
Sent: Wednesday, March 6, 2024 10:36 AM
To: William Rehkop <Wrehkop@DTMA.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Subject: RE: HummelsTown Quarry Sewer Service

Thank you for the flow calculations table Dylan.
Attached is the current concept plan – *they removed one large warehouse and a quantity of the residences*.
I wanted to get this to you asap as you discuss with South Hanover Township
Please let me know if you have any questions,

Russ Treas
Project Coordinator
61 Duke Street, Suite 100
Northumberland, PA, 17857
(888) 987-1993 x18
570-809-0599
www.liviccivil.com

From: William Rehkop <Wrehkop@DTMA.com>
Sent: Thursday, February 29, 2024 10:40 AM
To: Russ Treas <rtreas@livicco.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Subject: RE: HummelsTown Quarry Sewer Service

Hi Russ,

I apologize for the delay in responding. I wanted to make sure we coordinated with South Hanover Township prior to sending our ability to serve letter. I received concurrence from the Township today, and therefore, we will get working on drafting the letter momentarily.

Thanks,
Bill

From: Russ Treas <rtreas@livicco.com>
Sent: Friday, February 16, 2024 8:58 AM
To: William Rehkop <Wrehkop@DTMA.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Subject: RE: HummelsTown Quarry Sewer Service

Some people who received this message don't often get email from rtreas@livicco.com. Learn why this is important

Apologies, I forgot to provide the updated sewer exhibit. Please reach out with any questions, or other task you need me to complete.
Appreciate your time,

Russ Treas

Project Coordinator

61 Duke Street, Suite 100
Northumberland, PA, 17857
(888) 987-1993 x18
570-809-0599
www.liviccivil.com

From: Russ Treas
Sent: Thursday, February 15, 2024 8:56 AM
To: William Rehkop <Wrehkop@DTMA.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Subject: RE: HummelsTown Quarry Sewer Service

Hello everyone,

Who would I request an ability to serve letter for sewer service? My project manager notified me that we are beginning to work on Land Development for the project.
Appreciate your time,

Russ Treas

Project Coordinator

61 Duke Street, Suite 100
Northumberland, PA, 17857
(888) 987-1993 x18
570-809-0599
www.liviccivil.com

From: William Rehkop <Wrehkop@DTMA.com>
Sent: Wednesday, January 3, 2024 3:22 PM
To: Russ Treas <rtreas@livicco.com>; Corey Johnson <cjohnson@livicco.com>; Catherine Wilsbach <cwilsbach@livicco.com>; Dylan Ellinger <DEllinger@DTMA.com>; Michael L. Stotler <Mstotler@DTMA.com>; Scott Winters <Swinters@DTMA.com>
Subject: RE: HummelsTown Quarry Sewer Service

All,

Attached is a copy of the draft exhibit that was to be included in the South Hanover Twp 2018 537

Plan. This is all I could find relating to their 2018 Act 537 Plan Update.

Take care,
Bill

William G. Rehkop III, P.E., Executive Director
Derry Township Municipal Authority
670 Clearwater Road
Hershey, PA 17033-2453
717.566.3237 x-318
[redacted] *[cell]*
PLEASE VISIT OUR WEB SITE AT: www.DTMA.com



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-----Original Appointment-----
From: Russ Treas <rtreas@livicco.com>
Sent: Thursday, December 21, 2023 2:12 PM
To: Russ Treas; William Rehkop; Corey Johnson; Catherine Wilsbach; Dylan Ellinger; Michael L. Stotler; Scott Winters
Subject: HummelsTown Quarry Sewer Service
When: Wednesday, January 3, 2024 2:00 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

-----Original Appointment-----
From: Russ Treas <rtreas@livicco.com>
Sent: Thursday, December 21, 2023 1:36 PM
To: Russ Treas; Corey Johnson; Catherine Wilsbach; Dylan Ellinger; Michael L. Stotler; Scott Winters
Subject: HummelsTown Quarry Sewer Service
When: Wednesday, January 3, 2024 2:00 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting

Meeting ID: 243 010 556 661
Passcode: FymqLr
Download Teams | Join on the web

Learn More | Meeting options

From: Lynn Wuestner
Sent: Tuesday, April 9, 2024 8:07 AM
To: Drew Weidman (drew@thesunontheweb.com) <drew@thesunontheweb.com>
Subject: Minutes

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Karleigh Killinger <kkillinger@southhanover.org>
Sent: Wednesday, March 27, 2024 2:17 PM
To: Jack Studer <jstuder@southhanover.org>; Stoehr, Kevin John [redacted]; Trevor Spivey <tspivey@southhanover.org>; Joan Scott <[redacted] Morgan M. Madden <mmadden@eckertseamans.com>; bengle@rettew.com <bengle@rettew.com>; Duke, Gerard <gduke@tcrpc-pa.org>; Art Heilman <aheilman@southhanover.org>; Zoning Officer <zoning@southhanover.org>; Fchlebnikow <Fchlebnikow@rettew.com>
Cc: Lynn Wuestner <lwuestner@southhanover.org>; ccourtney@mcneeslaw.com <CCourtney@mcneeslaw.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>
Subject: PC Meeting Agenda 4-2-24

Good afternoon. Please see the attached agenda for next week's PC meeting.

As a reminder the Municipal Offices are closed on Friday, March 29th.

Thank you and Have a Happy Easter!

Karleigh Killinger

Administrative Assistant

Township of South Hanover

161 Patriot Way

Hershey, Pa 17033

717-566-0224 ext. 102

kkillinger@southhanover.org

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Saturday, April 6, 2024 3:35 PM
To: Kim DeBock [redacted]; jbrian@southhanover.org <jbrian@southhanover.org>
Subject: Re: Urgent- Hanover Company - Zoning

Kim:
Not sure who is spreading false information, the Board of Supervisors has not even seen the plans. It has only been reviewed and discussed with the Planning Commission. The PC has been working very diligently on reviewing the proposed zoning. No vote is planned and nothing formal has been submitted. I will share your input with the Planning Commission members. You can review previous agenda and minutes on our website. I believe the Hanover company will be hosting a neighborhood meeting in the next few weeks. If I receive an invite, I will forward to you. Thanks again your input.

Get Outlook for iOS

From: Kim DeBock [redacted]
Sent: Saturday, April 6, 2024 2:24:01 PM
To: jbrian@southhanover.org <jbrian@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Subject: Urgent- Hanover Company - Zoning

Hello. Some residents just learned that Hanover Company plans to build warehouses, residential lots, and a flex space around old quarry and it sounds like plans have been finalized and will come up for vote and public hearing soon.

I've been told that zoning and planning commission have done due diligence in reviewing aspects of Hanover Company proposal and it looks like it has reduced property devaluation from allowing a warehouse with 30' lighting to flex space with 20' lighting. However to reduce the devaluation of existing residential properties aling Grandview and Wagner even further - could the area proposed for "flex space" zoning can't be changed from light industrial to ag/residential? If no, why?

I also can't find information on what exactly purpose of this flex space will be nor why it would even be granted along properties of existing residents?

I believe we all realize that the proposed flex space will greatly devalue existing residential homes bordering this area along Grandview and Wagner, no matter if partially hidden with landscaping.

Could it be proposed to Hanover Company to extend their plan for residential lots instead, if SH Twp willing to change zoning to ag/res?

The attached markup shows extension of possible residential lots that I would suspect benefits SH Twp and SH school district moreso versus a "flex space".

I appreciate your time and attention.
Thanks
Kim DeBock 48 Grandview

Yahoo Mail: Search, Organize, Conquer

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 27-301, ZONING DISTRICTS, TO CREATE A NEW LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING ARTICLE III, SECTION 27-302.1, ZONING MAP, TO REFERENCE THE LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING CHAPTER 27, ZONING, TO INCLUDE A NEW ARTICLE XIA SETTING FORTH STANDARDS FOR THE LIGHT INDUSTRIAL (LI) DISTRICT; AMENDING ARTICLE III, DESIGNATION OF DISTRICTS, SECTION 27-302, ZONING MAP BY REZONING (I) 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 AND (II) A PORTION OF THE TRACT OF LAND IDENTIFIED AS PROPERTY ID NO. 56-016-058-000-0000 (WAGNER STREET LOT 2) FROM THE INDUSTRIAL PARK DISTRICT TO THE LIGHT INDUSTRIAL DISTRICT; AMENDING ARTICLE II, DEFINITIONS, SECTION 27-203 , LIST OF DEFINITIONS, BY ADDING NEW USE TERMS AND DEFINITIONS FOR FLEX SPACE BUILDING AND WAREHOUSING AND DISTRIBUTION FACILITY; ARTICLE IX, INDUSTRIAL PARK DISTRICT: IP, SECTION 27-1102, PRINCIPAL USES BY ADDING FLEX SPACE 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 FLEX SPACE BUILDINGS AND WAREHOUSING AND DISTRIBUTION FACILITIES; AMENDING ARTICLE XVIII, OFF-STREET PARKING, SECTION 27-1802, FACILITIES REQUIRED BY CHANGING PARKING REQUIREMENT FOR INDUSTRIAL USES AND ADDING NEW PARKING REQUIREMENT FOR FLEX SPACE BUILDINGS; 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 Hanver; 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, 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 the western portion of the Pennsy Supply Incorporated Quarry land that adjoins existing residential uses from the Industrial Park District to the Light Industrial District; (Ii) rezone certain land adjoining the Pennsy Supply Incorporated Quarry land, which Quarry land is located along Wagner Street and already is zoned as part of the Industrial Park District; and (iii) define and permit Flex Space Buildings as a permitted principal use in the Light Industrial District and Warehousing and Distribution Facilities as a permitted principal use in the Industrial Park District; and (iv) impose standards for regulating Flex Space Buildings and Warehousing and Distribution Facilities;

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 portions of the tracts of land identified as Dauphin County Property ID Nos.: 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"), as more particularly described by metes and bounds in Exhibit 'B' and depicted on Exhibit 'A', 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 shaded in green and outlined in red on Exhibit 'B', which area generally is bounded to the:

A. North by the southern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-100-000-0000, 56-011-063-000-0000, and 56-011-096-000-0000;

B. East by the eastern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-004-000-0000 and 56-016-124-000-0000 within or along Swatara Creek and the western boundary of Dauphin County Property Id. No. 56-016-058-000-0000;

C. South by the northern boundaries of Dauphin County Property Id. Nos. 56-016-058-000-0000 and 56-016-125-000-0000; and

D. West by eastern boundary of Dauphin County Property Id. Nos. 56-016-058-000-0000 and a line established by metes and bounds description in Exhibit 'A'.

SECTION 2: 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 27-301, Zoning Districts, to add and reference the following new zoning district: LI Light Industrial District.

SECTION 3: 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 27-302.1, Zoning Map, by changing the first sentence to read: The boundaries of the R-A, ESC, R-S, R-U, R-M, R-MH, v, IP, OP, CH, and LI Districts shall be shown upon the map attached to and made a part of this chapter, which shall be designated "Zoning Map."

SECTION 4: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by including the following language as a new Article XIA:

§ 27-11A01. Purpose.

The Light Industrial Park District is intended to provide for light industrial development that is more compatible with nearby residential areas than the Industrial Park District. This district provides opportunities for the planned development of a variety of such light industrial uses and support activities in an aesthetic environment. It is intended that development occurring in this district be planned, designed, constructed and managed in an integrated and coordinated manner based on an overall site development plan.

§ 27-11A02. Principal uses.

1. Light Industry but excluding basic industrial processing activities defined as heavy industry.
2. Flex Space Buildings, subject to the standards set forth in Section 27-1502.31.
3. industry but excluding activities defined as heavy industry
4. Research and development
5. Warehousing and distribution facility, the maximum gross floor area of individual tenant or occupant space shall be 25,000 square feet
6. Wholesale supply
7. Assembly and fabrication of products
8. Contractor offices
9.
10.
11. Studios for radio and television stations
12. Computer and data processing services
13.
14.
15. body shops
16. Mechanical, plumbing, lumber, heating and electrical supply businesses (excluding retail sales;
17. Computer services
18. Solar collectors and solar-related equipment as a principal use.

§ 27-11A03. Accessory uses. Accessory uses to the above principal uses shall be permitted.

§ 27-11A04. Development standards.

1. Site area requirements. A site area for purposes of this chapter shall be the total land area to be developed as a unit prior to the creation of any new lots within the property area. A site area may be:

   A. A single tax parcel or two or more adjacent tax parcels under the same ownership.

   B. Two or more adjacent tax parcels under separate ownership provided that all individual property owners are members of an entity created for the purpose of developing the properties as a single integrated planned development. Documents related to the establishment of such entity shall be recorded in the Dauphin County Courthouse as a prerequisite to subdivision or land development plat application processing.

2. Purpose. The purpose of this section is to:

   A. Enhance the appearance of the development from public streets and adjacent properties.

   B. Encourage the retention of large sites and their development in a coordinated, aesthetic and efficient manner.

   C. Ensure that the minimum functional requirements associated with the development are provided on site.

   D. Establish maximum limits of development intensity.

3. Site area standards. The following standards shall apply to any development proposed in the Light Industrial District:

   A. Minimum permitted site area shall be 15 acres.

   B. Site area development or subdivision into individual lots shall be processed as either a land development or subdivision plat application.

4. Setback requirements.

   A. Perimeter street setbacks. No structure shall be located closer than 75 feet to an existing public street right-of-way.

   B. Side and rear yard property line setbacks.

      (1) A minimum side and rear yard setback of 100 feet shall be required from any such property line that is common with/adjacent to a residential district or residential lot. Notwithstanding the foregoing, parking lots, loading spaces and outdoor storage areas shall be set back a distance not less than 150 feet from any lot line that is common with/adjacent to a residential district or residential lot.

(2) A minimum side and rear yard setback of 50 feet shall be required from any such property line that is common with/adjacent to a nonresidential district.

5. Exterior Lighting. All exterior lighting fixtures shall comply with the following:

(1) Intensity of illumination of exterior lighting shall be based on intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," latest edition.

(2) The maximum intensity of illumination of exterior lighting anywhere on the site is five footcandles.

(3) All exterior lighting fixtures shall be arranged to prevent objectionable glare on an abutting lot or public street and the night sky from stray light from poorly aimed, placed, applied or shielded light sources.

(a) All exterior lighting fixtures shall be LED fixtures.

(b) All exterior lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).

(c) All exterior lighting shall be directed downward and inward towards the site and all lenses or bulbs shall be fully recessed or shielded with no light emitted above 90°.

(d) All lighting under overhangs shall be completely recessed full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source.

(e) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a public street.

(f) Except at a driveway connecting to a public street where the illumination shall not exceed five footcandles, the maximum illumination off-site at grade level shall be:

[1] Zero footcandle at any lot line in common with an abutting residential district or residential lot; and

[2] One footcandle at any other lot line.

(g) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full

cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.

(h) The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 20 feet.

(4) Damaged, destroyed or inoperable light fixtures shall be replaced with the same, or substantially the lighting fixture components in a timely manner.

(5) Exterior lighting (including streetlights owned by private entities) shall be maintained in good working order in a manner consistent with the originally approved lighting plan.

(6) Controls shall be provided on the exterior lighting that shall automatically extinguish all lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system.

(a) Automatic lighting controls are not required for lighting under overhangs or lighting for steps, walkways, building entrances and similar conditions.

(b) Automatic lighting reduction shall be considered in the lighting design. Total exterior lighting lumens shall be reduced by at least 30% or extinguished, where practicable and permitted under IESNA standards, as activity levels decline.

6. Internal building setbacks.

A. Within a development site area front to front and rear to rear facing structures shall have a minimum of 80 feet between faces.

B. Within a development site area end wall faces of structures shall have a minimum of 40 feet between end walls.

C. Within a development site area the minimum separation distance between end wall faces of structures and front or rear faces of structures shall be 50 feet.

7. Maximum building height. The height of a building shall not exceed 40 feet.

8. Sight distance. No sight obscuring structures or plantings exceeding 30 inches in height shall be located within a twenty-foot radius of the lot corner nearest the intersection involving a public street or private access drive. Trees located within a twenty-foot radius of such an intersection shall be maintained to allow 10 feet of visual clearance below the lowest hanging branches.

9. Landscaping requirements. A minimum of 35% of the total site area shall be landscaped open space in compliance with the following standards:

   A. A landscaped buffer shall be maintained adjacent to all perimeter setbacks as follows:

      (1) Perimeter street setbacks. Minimum landscaped buffer of 30 feet consisting of street trees and shrubbery approved by the Board of Supervisors.

      (2) Side and rear yard property setbacks. Where the site area abuts a residential district or use a landscaped screen buffer in accordance with Section 1508.F.(1).

      (3) All parking, loading and refuse facility areas shall be screened from the street grade of adjacent public streets and the established grade of abutting residential district areas.

      (4) In the event a masonry wall or wood fence is used for screening purposes, vegetative landscaping shall be placed and maintained between the wall or fence and the property line adjacent to a residential district to form an ornamental screen.

   B. Internal circulation drives shall be landscaped with street trees and street side planters. A minimum of 10 feet width shall be landscaped.

   C. Existing significant trees, tree stands and natural vegetation shall be integrated into the site area landscape plan to the maximum extent possible.

   D. Outdoor eating and recreation areas for employees may be included in the required landscaped area but shall be screened, as set forth above, from adjacent residential district areas.

   E. Undeveloped portions of the site shall be seeded, mowed and well maintained.

10. Access and site circulation. In addition to other provisions set forth in this chapter the location, design and development of access and circulation shall:

   A. Provide continuous pedestrian access corridors along public streets and private access drives to service the various activities taking place within the site development area.

   B. Provide on-site directions signing identifying the location of all uses within the site area in compliance with Article XXI, "signs," of this chapter.

   C. Site areas shall not be developed so as to establish direct or indirect access corridors passing through a residential development.

   D. Access to the lots shall be provided via a driveway, access drive and/or private street that connects to Hersheypark Drive. Except for

emergency access drives that are gated and reserved for use by emergency vehicles, no driveway or access road serving the any use shall connect to a street within a residential district under this chapter.

11. Structural siting and design. In applying the provisions of this section particular emphasis shall be given to the siting and design of all structures, or portions thereof, on the periphery of a site area which may be viewed from any public street.

    A. All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, finished wood, metal, stucco and glass, preferably a combination thereof. The facade facing a public street shall have at least two-thirds of its surface area covered by two or more materials named above other than metal.

    B. The design and siting of buildings shall compliment the natural terrain and vegetation of the site.

12. Exterior public address systems shall be prohibited.

§ 27-11A05. Off-street parking.

1. Parking, loading and unloading areas and facilities shall be provided in accordance with Article XVIII, "off-street parking," of this chapter.

    A. Parking shall be permitted within the front yard setback area; however, parking shall not be permitted within the landscaped buffer areas.

§ 27-11A06. Motor vehicle access.

Motor vehicle access shall be provided in accordance with Article XIX, "motor vehicle access," and § 27-11A05 of this chapter.

§ 27-11A07. Signs.

Signs shall be provided in accordance with Article XVII, "signs," of this chapter.

§ 27-11A08. Lot coverage.

Total coverage shall not exceed 65% of the lot area

SECTION 5: 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 a portion of the tract of land identified as Dauphin County Property Id. No. 56-016-058-000-0000 (Wagner Street Lot 2) from the Residential-Cluster District ("Area to be Rezoned"), as more particularly described by metes and bounds in Exhibit 'C' and depicted on Exhibit 'A', to the Light Industrial (LI) District. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is shaded in blue and outlined in red on Exhibit 'A', which area generally is bounded to the:

A. North by the southern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-070-000-0000, 56-016-094-000-0000, 56-016-106-000-0000, 56-017-037-000-0000, 56-017-036-000-0000, 56-017-035-000-0000, 56-017-034-000-0000, 56-017-039-000-0000 and the right-of-way line of Wagner Street;

B. West by the eastern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-086-000-0000, 56-016-087-000-0000, 56-016-090-000-0000, 56-016-095-000-0000, 56-016-099-000-0000, 56-016-105-000-0000, 56-016-098-000-0000, 56-016-097-000-0000, 56-016-092-000-0000, 56-016-059-000-0000, 56-016-060-000-0000, 56-016-061-000-0000, 56-016-062-000-0000, 56-016-063-000-0000, 56-016-064-000-0000, 56-016-065-000-0000, 56-016-067-000-0000, and the right-of-way lines of North Hanover Street and Grandview Drive;

C. South by the southern boundary of Dauphin County Property Id. No. 56-016-058-000-0000 within or along Swatara Creek; and

D. East by a line established by metes and bounds description in Exhibit 'C', which line establishes a boundary between the portion of Dauphin County Property Id. No. 56-016-058-000-0000 that is to be rezoned under this section and the portion of such property that is to remain located in the Industrial Park District.

SECTION 6: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article II, Definitions, Section 27-203, List of Definitions, by amending the to change the heading of the definition of "Industry, Light" to read "Industry, Light (or Light Industrial)".

SECTION 7: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article II, Definitions, Section 27-203, List of Definitions, by adding new terms and definitions for Flex Space Building and Warehousing and Distribution Facility in alphabetical order of the existing terms accordingly, as follows:

…

FLEX SPACE BUILDING

A mixed occupancy building that is designed and constructed to quickly and efficiently be modified or adapted to accommodate primarily a combination of permitted businesses or nonresidential uses that are listed in Section 27-1502.31 of this chapter.

…

WAREHOUSING AND DISTRIBUTION FACILITY

An establishment including one (1) building or group of buildings on the same lot used primarily for the indoor storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to other such establishments, businesses or individual end-user consumers. Warehousing and distribution facilities may include value-added services between a supplier and its customers such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product assembly, mixing, sorting, packaging, cross-

docking, order fulfillment, order returns, the consolidation of several orders into one (1) large order for distribution to several recipients and/or vice versa. This use shall not include the term "warehousing and distribution" as separately defined and regulated as an accessory use in this chapter.

…

SECTION 8: 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 Warehousing and Distribution Facilities and Heavy Industry as uses permitted by right in the Industrial Park District, as follows:

…

9. Heavy industry.

10. Warehousing and Distribution Facilities, subject to the requirements of Section 27-1502.32 of this chapter.

SECTION 9: 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 27-1105, Development Standards, by modifying Subsections 1105.4.B.(1) to include the following italicized language:

(1) A minimum side and rear yard setback of 100 feet shall be required from any such property line that is common with/adjacent to a residential district or residential lot. *Notwithstanding the foregoing, parking lots, loading spaces and outdoor storage areas shall be set back a distance not less than 150 feet from any lot line that is common with/adjacent to a residential district or residential lot.*

SECTION 10: 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 27-1105, Development Standards, by modifying Subsections 1105.4.A to read as follows:

A. Perimeter street setbacks. No structure shall be located closer than 75 feet to an existing public street right-of-way. No structure shall be located closer than 50 feet from any public or private street serving the development site.

SECTION 10: 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 27-1105, Development Standards, by modifying Subsection 1105.5 to read as follows:

5. Exterior Lighting. All exterior lighting fixtures shall comply with the following:

(1) Intensity of illumination of exterior lighting shall be based on intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," latest edition.

(2) The maximum intensity of illumination of exterior lighting anywhere on the site is five footcandles.

(3) All exterior lighting fixtures shall be arranged to prevent objectionable glare on an abutting lot or public street and the night sky from stray light from poorly aimed, placed, applied or shielded light sources.

(a) All exterior lighting fixtures shall be LED fixtures.

(b) All exterior lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).

(c) All exterior lighting shall be directed downward and inward towards the site and all lenses or bulbs shall be fully recessed or shielded with no light emitted above 90°.

(d) All lighting under overhangs shall be completely recessed full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source.

(e) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a public street.

(f) Except at a driveway connecting to a public street where the illumination shall not exceed five footcandles, the maximum illumination off-site at grade level shall be:

[1] Zero footcandle at any lot line in common with an abutting residential district or residential lot; and

[2] One footcandle at any other lot line.

(g) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.

(h) The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

(4) Damaged, destroyed or inoperable light fixtures shall be replaced with the same, or substantially the lighting fixture components in a timely manner.

(5) Exterior lighting (including streetlights owned by private entities) shall be maintained in good working order in a manner consistent with the originally approved lighting plan.

(6) Controls shall be provided on the exterior lighting that shall automatically extinguish all lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent

functions from a programmable lighting controller, building automation system or lighting energy management system.

(a) Automatic lighting controls are not required for lighting under overhangs or lighting for steps, walkways, building entrances and similar conditions.

(b) Automatic lighting reduction shall be considered in the lighting design. Total exterior lighting lumens shall be reduced by at least 30% or extinguished, where practicable and permitted under IESNA standards, as activity levels decline.

SECTION 11: 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 27-1105, Development Standards, by modifying Subsection 1105.6.A.(2) to read as follows:

(2) Side and rear yard property setbacks. Where the site area abuts a residential district or use a landscaped screen buffer in accordance with Section 1508.F.(1).

SECTION 12: 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 27-1105, Development Standards, by modifying Subsection 1105.10 to include the following language as Subsection 1105.10.D:

D. Access to the lots shall be provided via a driveway, access drive and/or private street that connects to Hersheypark Drive. Except for emergency access drives that are gated and reserved for use by emergency vehicles, no driveway or access road serving the any use shall connect to a street within a residential district under this chapter.

3SECTION 13: 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 27-1105, Development Standards, to include the following language as Subsection 1105.12:

12. Exterior public address systems shall be prohibited.

SECTION 14: 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 27-1106, Motor Vehicle Accees, to include the following italicized language:

Motor vehicle access shall be provided in accordance with Article XIX, "motor vehicle access," *and § 27-1105* of this chapter.

SECTION 15: 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 Flex Space Buildings and Warehousing and Distribution Facilities, as follows:

…

31. Flex Space Buildings. Where permitted, Flex Space Buildings shall be subject to the following conditions:

A. Flex Space Buildings may include one or more of the following nonresidential uses:

(1) Light industry but excluding activities defined as heavy industry
(2) Research and development
(3) Warehousing and distribution facility, the maximum gross floor area of individual tenant or occupant space shall be 25,000 square feet
(4) Wholesale supply
(5) Assembly and fabrication of products
(6) Contractor offices
(7) Computer and data processing services
(8) body shops
(9) Mechanical, plumbing, lumber, heating and electrical supply businesses (excluding retail sales)
(10) Computer services

B. The maximum floor area for an individual Flex Space Building shall be 80,000 square feet.

C. All manufacturing, processing, fabrication, assembly, treatment and packaging activities shall be entirely contained within a completely enclosed building.

D. Loading berths and dock doors shall not be located on more than one (1) building wall of a Flex Space Building.

E. 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 any lot line that is common with an abutting residential district or 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 abutting residential district or residential lot.

F.

G. Any outdoor storage of equipment, materials or products shall be subject to the following:

(1) Outdoor storage areas shall not be located between the building and any lot line that is common with an abutting residential district or residential lot. This requirement shall not apply where another building

of equal or greater size is located between such outdoor storage area and the abutting residential district or residential lot.

(2) No equipment, materials or products shall be stored within any public street, or any other area intended or designed for pedestrian use, required parking or loading areas, nor required front yard.

(3) Outdoor storage areas shall be paved with an asphalt or covered with gravel or crushed stone.

(4) Outdoor storage areas shall be enclosed by a minimum six-foot tall fence with a gate.

(5) Outdoor storage areas shall be screened from abutting residential districts and residential lots, public streets, on-site parking lots and pedestrian walkways. These areas shall be totally screened from the above listed places by use of fences, walls, berms, evergreen plant material, or a combination of these, not less than six feet in height.

H. All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.

I. HVAC equipment any other structure or equipment which rise above the roof line shall be architecturally compatible or effectively shielded from view from any public street and any lot line in common with an abutting residential district or residential lot by an architecturally sound method.

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

A. The facility shall provide on-site stacking lanes, truck courts or other queuing areas so that trucks waiting to be loaded and unloaded will not stack or back up onto an adjacent public street during the peak arrival periods as determined by a traffic impact study in accordance with Section 22-3A01 of the Subdivision and Land Development Ordinance. At a minimum, the required truck stacking/queuing distance shall be designed so as to accommodate the number of trucks expected during the peak arrival periods as determined by the traffic impact study. Truck stacking/queuing is permitted to be accommodated on on-site driveways or access drives where there is separate stacking/queuing lane that is designed with a width of at least 12 feet.

B. All gates, guard shacks and other barriers into truck courts shall be set back and arranged to prevent vehicle backups onto adjacent public streets during peak arrival periods as determined by a traffic impact study in accordance with Section 22-3A01 of the Subdivision and Land Development Ordinance. All

barriers into truck courts shall be designed so that there is minimum distance of 140 feet between any such barrier and the public street. The minimum required distance between any such barrier and the public street shall be increased by 70 feet for every 20 loading berths beyond 50 berths.

C. Accessory service or repair of on-site vehicles used as part of the facility is limited to locations within a completely enclosed building.

D. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.

E. The outdoor storage of equipment, materials or products is prohibited.

F. All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.

G. The operator of the facility shall comply with and enforce State limits on truck idling. See Act 124 of 2008.

H. Jockey trucks operating at the proposed warehouse and distribution buildings shall be equipped with cameras, sonars, white noise alarms or other technology so that beeping back-up alarms are not used. Unless otherwise permitted by the Occupational Safety and Health Administrant of the United States Department of Labor or other governmental entity, no other vehicles with beeping back-up alarms are permitted.

I. 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 in the Industrial Park District are increased by 2 additional feet.

J. The facility shall be connected to a public or centralized water service system and public or centralized sanitary sewer system.

K. HVAC equipment any other structure or equipment which rise above the roof line shall be architecturally compatible or effectively shielded from view from any public street and any lot line in common with an abutting residential district or residential lot by an architecturally sound method.

SECTION 16: 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, by changing the required number of off-street parking spaces for industrial Uses and adding a new off-street parking space requirement for Flex Space Buildings as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough interlineations indicating deletions of language, to read:

Off-Street Parking Requirements		
Uses	**Required Parking Space**	
…		

15.	Industrial uses (mills, manufacturing or assembly plants, warehousing, laboratories, etc.)	1 space for each employee on the two largest shifts ~~1,000 square feet of floor area plus 1 space for each 2 employees in the maximum working shift. The total parking area shall be less than 25% of the floor area~~.
…		
28.	Flex Space Buildings	2 spaces per 1,000 square feet of floor area

SECTION 17: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XI and XI to include the following language as §§ 27-1110 and 27-1109A, respectively:

> There shall be a minimum 50-foot-wide riparian buffer measured perpendicularly, landward from the top of bank of Swatara Creek. If desired by the Township, an easement over the riparian buffer shall be dedicated to the Township for use as a trail.

SECTION 18: 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 19: All other sections, parts, and provisions of Chapter 27, Zoning, shall remain in full force and effect as previously enacted.

SECTION 20: **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 21: **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 22: **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.

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

ATTEST

_____ _____

_____, Secretary _____, (Vice) Chairman

HANOVER INDUSTRIAL
7200 Wisconsin Ave | Suite 820
Bethesda, MD 20814
Main: (240) 503-6522
www.hanoverco.com

July 15, 2024

Dear Resident:

We are writing to inform you that Hanover Company has filed a by-right plan with South Hanover Township to develop the Hummelstown Quarry and Mumma properties. Hanover Company has a contract to purchase the properties and filed this plan to protect and preserve our development rights granted by the South Hanover Township land use ordinances.

Those of you who attended the open house or other public meetings discussing the property may have seen an earlier version of the by-right plan. It contemplates both residential and warehouse/distribution uses, which are permitted under the South Hanover Township's Zoning Ordinance.

Although the Hummelstown Quarry's Industrial Park zoning classification adjoins existing, denser residential neighborhoods, we hope to continue working with the Township and nearby residents and stakeholders to design a compromise or alternative plan and zoning configuration. We prefer to shift the warehouse/distribution buildings further away from these existing residential neighborhoods than permitted under the current Zoning Ordinance and ensure that traffic from and to the warehouse/distribution center buildings utilizes only Pennsy Supply Road to the east.

Working towards this compromise or alternative plan will require the cooperation of all parties involved. We believe that with this cooperation, we can reach an outcome that recognizes the right to develop the property for warehouse/distribution uses but provides a layout and design that better respects the proximity of the western end of the property to existing residential neighborhoods.

We will continue to work to advance the best plan for the developing the Hummelstown Quarry. There will be several opportunities for continued public input. Please feel free to reach our team at hanoverhummelstown@hanoverco.com.

We look forward to working together.

Sincerely,

Daniel Gordon
Regional Development Partner
Hanover Company

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Monday, September 23, 2024 1:53 PM
To: Joan Shoup <jshoup@southhanover.org>
Subject: Fw: Comcast Business voicemail from [redacted] - Linda Stuber

Did you end up calling her?

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: noreply-tpbus.mobility@bl.comcast.net <noreply-tpbus.mobility@bl.comcast.net>
Sent: Thursday, September 19, 2024 3:47 PM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Comcast Business voicemail from 7175663686 - Linda Stuber

Comcast Business Voicemail from 7175663686 - Linda Stuber.
58 seconds

Hi Lynn this is trouble maker Linda Stewart calling. I was just reading the Harrisburg paper today and it has about the projects coming in has South Hanover Township about the houses in ravi(?) Road and it also has almost town Corey industrial Park Texas based HC IDP and land acquisition LLC plans to develop and industrial Park including three warehouses with a total building footage of 953,320 ft.2 industrial Park will be West of Hershey Park Drive about 1900 feet North of West Chocolate Avenue in Hershey Park Drive. So our isn't that going to go through with Hershey or whatever so we're just going to go through or what. So give me a call we'll be here tomorrow till afternoon 717-566-3686. Thank you. Bye.

This is a service-related email. Comcast will occasionally send you service related emails to inform you of service upgrades or new benefits. Services and features are subject to Comcast's standard terms and conditions of service and are subject to change.

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One Comcast Center
1701 JFK Blvd
Philadelphia, PA 19103-2838
Attn: Comcast Interactive Media

Hi Lynn!
Did you receive the attachment? I've attached the pdf again – maybe you have an email filter blocking it? Just one comment remaining from our end, I added a screenshot below in case the attachment doesn't make it to you.

SCOPING APPLICATION

1. * Include Merge/Diverge analyses for movements to/from the site at the SR 322/422 interchange. Specifically:
    a. SR 422 WB Diverge towards Hersheypark Drive
    b. SR 322/422 EB Diverge towards Hersheypark Drive
    c. SR 422 EB Merge from Hersheypark Drive

Eric J. Stump, PE, PTOE
Team Leader | Transportation
Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121 (o) | 717.343.7734 (c)
vCard | hrg-inc.com | LinkedIn | Facebook

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Friday, September 27, 2024 12:26 PM
To: Stump, Eric <estump@hrg-inc.com>
Subject: Re: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

This message originated from outside your organization

Is there supposed to be something more to this?

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Stump, Eric <estump@hrg-inc.com>
Sent: Thursday, September 26, 2024 2:50 PM
To: Wheeler, Jason <jwheeler@tpdinc.com>; bwarner@tcrpc-pa.org <bwarner@tcrpc-pa.org>; chuckemerick@derrytownship.org <chuckemerick@derrytownship.org>; bengle@rettew.com <bengle@rettew.com>; Lynn Wuestner <lwuestner@southhanover.org>; jstates@grovemiller.com <jstates@grovemiller.com>; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>; Wilbern, Jacqueline <jwilbern@hrg-inc.com>; Yiengst, Zachary <zyiengst@hrg-inc.com>; (JenelleS@DERRYTOWNSHIP.ORG) <JenelleS@DERRYTOWNSHIP.ORG>; PD, District 8-0 Signals <RA-pdDist80Signals@pa.gov>
Subject: RE: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

All,
Please see the attached TIS Scope review. Let me know if you have any questions.
Thanks,

Eric J. Stump, PE, PTOE
Team Leader | Transportation
Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121 (o) | 717.343.7734 (c)
vCard | hrg-inc.com | LinkedIn | Facebook

From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Thursday, September 5, 2024 12:45 PM
To: bwarner@tcrpc-pa.org; chuckemerick@derrytownship.org; Stump, Eric <estump@hrg-inc.com>; bengle@rettew.com; lwuestner@southhanover.org; jstates@grovemiller.com; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com
Subject: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

This message originated from outside your organization

All,
TPD has submitted the revised Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

O: 717.234.1430 | D: 717.461.8424 | www.TPDinc.com

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****Please note our URL has changed from **TrafficPD.com** to **TPDinc.com**, which includes updates to all TPD staff members' email addresses.*

From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Thursday, September 5, 2024 12:36 PM
To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <jwheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-

pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org; jstates@grovemiller.com

Cc: RA-PDEPSPROD@pa.gov

Subject: :: Scoping Meeting Application - Submitted - Application Number is : S0820230151 (Sent on: 09/05/2024 12:35:44 PM)

The TIS Determination and Scoping Meeting Application has been submitted to PennDOT successfully.

PennDOT will review the scoping meeting application (attached) and associated material (listed below) and respond via e-mail.

To access the application in EPS, please click on the below link.

The Following documents can be accessed in the ePermitting System:

1 : 03 - Trip Gen_Distribution Calcs.pdf
2 : 01 - Location Map.pdf
3 : 02 - EXB_Hummelstown Quarry [Exhibit 5] 2D LAYOUT.pdf
4 : 01 - Loc Map_v2.pdf
5 : 03 - Trip Generation & Distributions_v2.pdf
6 : 04 - Existing Conditions_Count Data.pdf
7 : 05 - Project Correspondence.pdf

Click here to access the Scoping Application

PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware by **Mimecast Ltd**.

Disclaimer

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This email has been scanned for viruses and malware by **Mimecast Ltd**.

From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Thursday, October 17, 2024 12:05 PM
To: bwarner@tcrpc-pa.org <bwarner@tcrpc-pa.org>; chuckemerick@derrytownship.org <chuckemerick@derrytownship.org>; estump@hrg-inc.com <estump@hrg-inc.com>; bengle@rettew.com <bengle@rettew.com>; Lynn Wuestner <lwuestner@southhanover.org>; jstates@grovemiller.com <jstates@grovemiller.com>; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>; Taylor (Gelinas) Riley <TMRiley@HanoverCo.com>
Subject: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v3

All,
TPD has submitted the revised Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

O: 717.234.1430 | D: 717.461.8424 | www.TPDinc.com

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****Please note our URL has changed from **TrafficPD.com** to **TPDinc.com**, which includes updates to all TPD staff members' email addresses.*

From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Thursday, September 5, 2024 12:45 PM
To: bwarner@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org; jstates@grovemiller.com; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com
Subject: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

All,
TPD has submitted the revised Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via

their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Thank you,
Jason

Jason Wheeler, **PTP**, *Project Manager*

O: 717.234.1430 | **D:** 717.461.8424 | www.TPDinc.com

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****Please note our URL has changed from **TrafficPD.com** to **TPDinc.com**, which includes updates to all TPD staff members' email addresses.*

From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Thursday, September 5, 2024 12:36 PM
To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <jwheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org; jstates@grovemiller.com
Cc: RA-PDEPSPROD@pa.gov
Subject: :: Scoping Meeting Application - Submitted - Application Number is : S0820230151 (Sent on: 09/05/2024 12:35:44 PM)

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4 : 01 - Loc Map_v2.pdf
5 : 03 - Trip Generation & Distributions_v2.pdf
6 : 04 - Existing Conditions_Count Data.pdf
7 : 05 - Project Correspondence.pdf

Click here to access the Scoping Application

PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL

From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Friday, June 13, 2025 10:05 AM
To: Lynn Wuestner <lwuestner@southhanover.org>; jstates@grovemiller.com <jstates@grovemiller.com>; 'Stump, Eric' <estump@hrg-inc.com>; chuckemerick@derrytownship.org <chuckemerick@derrytownship.org>; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>; Taylor (Gelinas) Riley <TMRiley@HanoverCo.com>
Subject: Hummelstown Quarry Warehouse_Business Park (Notice of TIS Submission_v3)

All,

This serves as notice that TPD has submitted the revised Transportation Impact Study (TIS) package to PennDOT on behalf of the applicant (HCI DP Land Acquisition LLC) for the proposed Hummelstown Quarry warehouse and business park development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below.

Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

O: 717.234.1430 | D: 717.461.8424 | TPDinc.com

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From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Friday, March 28, 2025 11:42 AM
To: lwuestner@southhanover.org; jstates@grovemiller.com; 'Stump, Eric' <estump@hrg-inc.com>; chuckemerick@derrytownship.org; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com; Taylor (Gelinas) Riley <TMRiley@HanoverCo.com>
Subject: Hummelstown Quarry Warehouse_Business Park (Notice of TIS Submission_v2

All,

This serves as notice that TPD has submitted the revised Transportation Impact Study (TIS) package to PennDOT on behalf of the applicant (HCI DP Land Acquisition LLC) for the proposed Hummelstown Quarry warehouse and business park development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below.

Please review at your convenience.

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

O: 717.234.1430 | **D:** 717.461.8424 | TPDinc.com

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From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Tuesday, November 19, 2024 2:30 PM
To: lwuestner@southhanover.org; jstates@grovemiller.com; 'Stump, Eric' <estump@hrg-inc.com>; chuckemerick@derrytownship.org; Bomberger, Andrew <abomberger@tcrpc-pa.org>; bwarner@tcrpc-pa.org
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com; Taylor (Gelinas) Riley <TMRiley@HanoverCo.com>
Subject: Hummelstown Quarry Warehouse_Business Park (Notice of TIS Submission_v1

All,

This serves as notice that TPD has submitted the Transportation Impact Study (TIS) package to PennDOT on behalf of the applicant (HCI DP Land Acquisition LLC) for the proposed Hummelstown Quarry warehouse and business park development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below.

Please review at your convenience.

Thank you,
Jason

Jason Wheeler, PTP, *Project Manager*

O: 717.234.1430 | **D:** 717.461.8424 | TPDinc.com

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****Please note our URL has changed from **TrafficPD.com** to **TPDinc.com**, which includes updates to all TPD staff members' email addresses.*

GM GROVE MILLER ENGINEERING, INC.

Gregory E. Creasy, P.E., Principal Traffic Engineer
Jay E. States, P.E., Principal Traffic Engineer

75 S. Houcks Road, Suite 301
Harrisburg, PA 17109
Telephone (717)545-3636
www.grovemiller.com

January 21, 2025

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033

Re: Transportation Impact Study
Hummelstown Quarry Warehouse
South Hanover Township, Dauphin County

Dear Lynn:

We have reviewed the transportation impact study (TIS) prepared for the referenced development site. Our review was based the TIS prepared by Traffic Planning and Design, Inc. dated November 15, 2024.

We offer the following comments:

1. As noted in the TIS Scoping Application review letter dated November 8, 2024, the scope of work shall be expanded to include the intersections of Hershey Road (SR 0039) and East Canal Street, and Hershey Road (SR 0039) and North Hanover Street. These intersections were not included in the TIS. The November 8th review was prepared in response to PennDOT's Conditional Approval of the TIS Scoping Application on October 30, 2024 which required the Applicant to: *"Provide documentation from South Hanover Township and Derry Township indicating their acceptance of the scope."*

2. The Hershey Square Shopping Center Outparcel Development is no longer moving forward and improvements proposed by that project should not be included in the No Build analysis scenarios.

3. Mitigation shall be identified for the intersection of Hersheypark Drive (SR 0039) and Walton Avenue (SR 2018)/Mae Street to address level of service and queue impacts associated with the proposed development.

4. Given the proposed warehouse use and anticipated truck traffic, we continue to support access via Pennsy Supply Road onto Hersheypark Drive (SR 0039) via a signalized intersection. Hersheypark Drive (SR 0039) is a four (4) lane arterial roadway that is designed to accommodate truck traffic, whereas Grandview Drive and Wagner Street are local residential streets that do not have adequate widths, pavement structure, or alignments for warehouse trucks.

5. Improvements for the anticipated signalized intersection of Hersheypark Drive (SR 0039) and Pennsy Supply Road shall be designed to accommodate additional traffic that will be generated by future development of adjacent tracts of land. As such, it is recommended that no additional signalized intersections be permitted along Hersheypark Drive to serve these adjacent tracts of land.

6. We reserve the right to provide additional comments after the revised TIS is submitted for review and approval.

Please give me a call if you have any questions or need additional information.

Sincerely,



Jay E. States, P.E.
Senior Traffic Engineer

cc: Stephen Cordaro, Chairman of Township Supervisors
Eric Kinard, PennDOT 8-0
Jarred Neal, P.E., TPD

Hanover Company Plan Submission
8/1/2024

1. The Hanover Co. has submitted a by-right preliminary plan which is designed to conform to current zoning for both the industrial zoned tract of approximately 250 acres on the former Pennsy quarry property and the Residential Cluster zoned tract of approximatelly 250 acres which borders the quarry property and both sides of Grandview Drive.

2. The plan proposes three large warehouses totaling 983,320 sq. ft located on the quarry property and with the RC zoned tract subdivided into single family homes on 1 acre lots.

3. The Hanover Co. is committed to building the warehouse complex and has submitted this plan to establish their legal right to a review period and Board of Supervisors decision within 90 days of plan submission.

4. This submitted plan severely impacts adjacent residential areas and could connect high volume car and truck traffic via Wagner St. to Grandview Drive and would likely result in unacceptable traffic into the Hummelstown Square and Grandview/ Union Deposit Rd. intersections.

5. The Hanover Co. has been working with the Township to create a zoning amendment which would allow an alternate plan that would greatly reduce this impact and would isolate Wagner St. and Grandview from the warehouse complex. They also need to obtain approvals from other governmental agencies to improve the connection from Pennsy Supply Drive to Hersheypark Drive. They have waived the 90 day time limit as progress is made on this alternative plan, but have reserved the right to reinstate the 90 day window at any time of their choosing.

6. While he Township of South Hanover recognizes the right of the Hanover Co. to develop these properties as allowed by current zoning and land development ordinances, we are committed to working with them and governmental agencies to formulate a plan that reduces negative impacts and protects the interests of residents of our township as well as those of neighboring municipalites.

TOWNSHIP OF SOUTH HANOVER

161 Patriot Way, Hershey, PA 17033
(717) 566-0224 phone • (717) 566-9506 fax
www.southhanover.org

Lynn Wuestner, Township Manager

BOARD OF SUPERVISORS
Stephen Cordaro, Chairman
Frank Tomasic Jr., Vice Chairman
Robert Cassel, Secretary
Jack Studer, Asst. Secretary
Kevin Busher

March 17, 2026

Attn: Mr. Eric Kinard –Highway Occupancy Permits Manager

PennDOT Engineering District 8-0
Highway Occupancy Permits Unit
2140 Herr Street
Harrisburg, PA 17103-1699

Re: Hummelstown Quarry Warehouse – Acknowledgement Letter
EPS Application #402069
South Hanover Township, Dauphin County, PA
TPD# HANC.00002

Please know South Hanover Township is aware of the Hummelstown Quarry Warehouse development project along Hersheypark Drive (SR 0039).

If you have any questions or concerns regarding the project, please contact us.

Sincerely,

Lynn Wuestner
Township of South Hanover
Manager

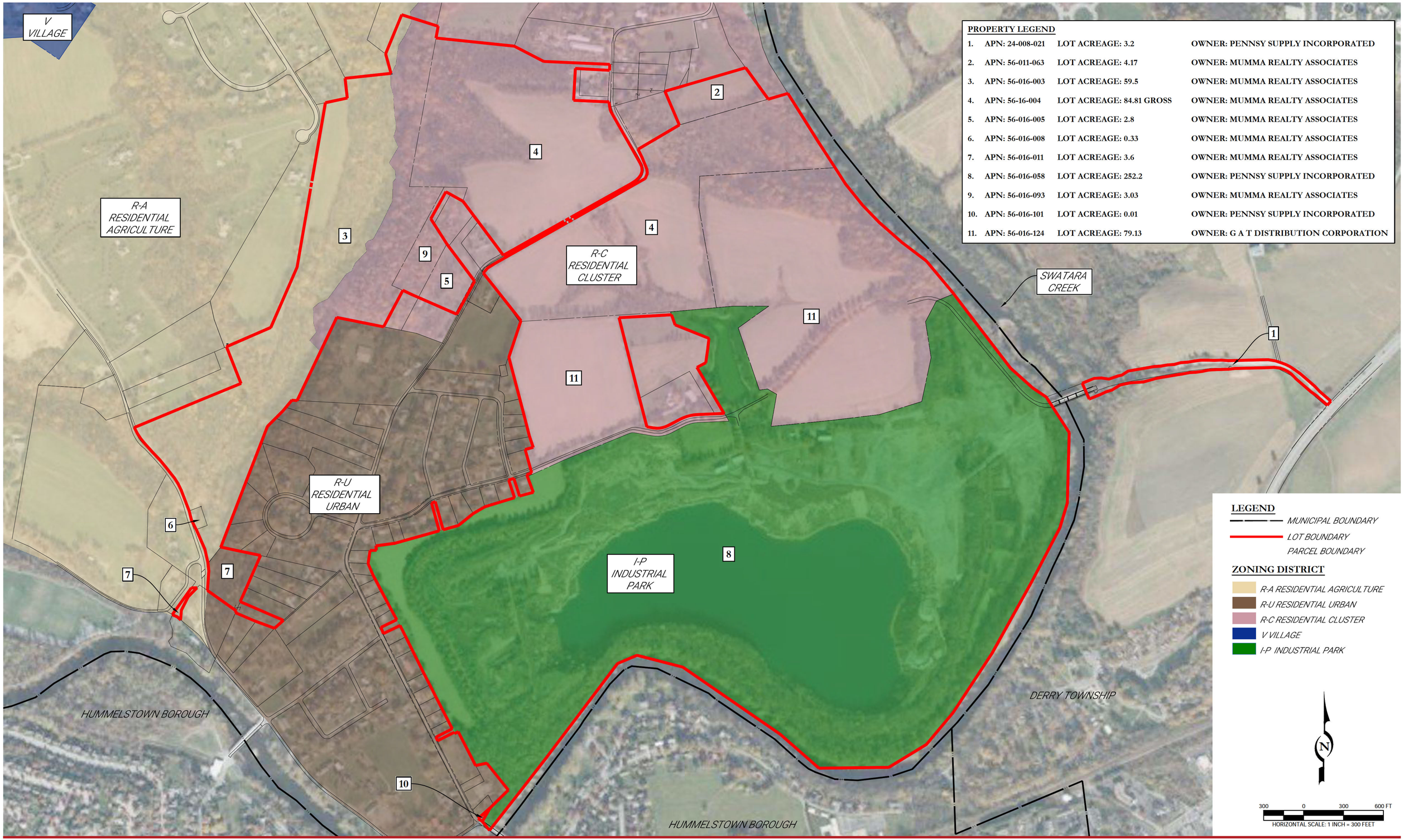
cc: Jarred L. Neal, P.E. – TPD, Inc.

HUMMELSTOWN QUARRY REDEVELOPMENT

APRIL 2nd, 2024

MEETING SUBMISSION

HANOVER COMPANY



PROPERTY LEGEND

1.	APN: 24-008-021	LOT ACREAGE: 3.2	OWNER: PENNSY SUPPLY INCORPORATED
2.	APN: 56-011-063	LOT ACREAGE: 4.17	OWNER: MUMMA REALTY ASSOCIATES
3.	APN: 56-016-003	LOT ACREAGE: 59.5	OWNER: MUMMA REALTY ASSOCIATES
4.	APN: 56-16-004	LOT ACREAGE: 84.81 GROSS	OWNER: MUMMA REALTY ASSOCIATES
5.	APN: 56-016-005	LOT ACREAGE: 2.8	OWNER: MUMMA REALTY ASSOCIATES
6.	APN: 56-016-008	LOT ACREAGE: 0.33	OWNER: MUMMA REALTY ASSOCIATES
7.	APN: 56-016-011	LOT ACREAGE: 3.6	OWNER: MUMMA REALTY ASSOCIATES
8.	APN: 56-016-058	LOT ACREAGE: 252.2	OWNER: PENNSY SUPPLY INCORPORATED
9.	APN: 56-016-093	LOT ACREAGE: 3.03	OWNER: MUMMA REALTY ASSOCIATES
10.	APN: 56-016-101	LOT ACREAGE: 0.01	OWNER: PENNSY SUPPLY INCORPORATED
11.	APN: 56-016-124	LOT ACREAGE: 79.13	OWNER: G A T DISTRIBUTION CORPORATION

LEGEND

- MUNICIPAL BOUNDARY
- LOT BOUNDARY
- PARCEL BOUNDARY

ZONING DISTRICT

- R-A RESIDENTIAL AGRICULTURE
- R-U RESIDENTIAL URBAN
- R-C RESIDENTIAL CLUSTER
- V VILLAGE
- I-P INDUSTRIAL PARK

N

300 0 300 600 FT

HORIZONTAL SCALE: 1 INCH = 300 FEET

LIVIC civil
1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

April 2, 2024

EXISTING ZONING EXHIBIT



LIVIC civil
1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

April 2, 2024

BY-RIGHT PLAN

N73.789771E 153.48'
N73.789771E 695.99'
N59.491467E 360.76'
N29.775984W 100.94'
L=204.65'
CH: N15.281702E 183.85'
R=129.00'
N60.728697E 455.76'
GRANDVIEW ROAD
N28.649414W 853.03'
S86.342656W 231.03'
S84.760435W 469.74'
S15.672564E 218.89'
N73.844008E 119.83'
N51.419317E 142.39'
N59.866789E 100.92'
N73.025842E 232.63'
N68.845242E 30.28'
N15.672483W 216.00'
N74.363471E 349.55'
WAGNER STREET
N82.371422E 140.44'
N5.543629W 33.06'
N87.707728E 47.34'
N8.754875E 100.28'
N23.682470W 99.92'
N27.762820W 256.83'
N28.461872W 116.71'
N64.137750E 132.07'
N21.884966W 50.12'
S64.137750W 139.28'
N26.409841W 400.49'
N27.111310W 199.71'
N27.112796W 270.00'
N62.887836E 138.50'
N27.112164W 30.00'
S62.887836W 138.50'
N27.112164W 10.00'
S62.887836W 29.95'
N27.112164W 285.30'
S78.257540W 86.18'
N39.499469W 258.80'
N45.548353E 304.55'
N38.332605W 118.09'
HUMMELSTOWN BOROUGH
N/F
MUMMA REALITY
ASSOCIATES
TP# 56-016-004
AREA TO BE
RE-ZONED
I-P
INDUSTRIAL
PARK
N/F
GAT DISTRIBUTION
CORPORATION
TP# 56-016-124
S89.994278W 271.46'
S39.930472E 131.79'
S33.186714E 62.63'
N54.596933E 282.22'
N18.838844W 493.91'
S82.231201W 61.09'
N60.279824W 79.96'
N9.910732E 245.18'
S72.930273W 333.71'
S83.023086W 333.85'
S84.344815W 483.96'
S11.972894W 338.05'
S8.844632E 272.82'
S27.501205W 177.08'
S68.114837W 140.55'
S42.704994E 127.50'
S48.805407E 103.44'
S53.148364E 51.80'
S58.396929E 70.78'
S41.807225E 48.35'
S50.358649E 191.44'
S41.883157E 78.68'
S45.730854E 94.12'
S39.473086E 98.85'
S38.103263E 109.60'
S32.528716E 142.66'
S32.528716E 33.51'
S34.730218E 145.85'
S28.205058E 51.76'
S41.130392E 47.02'
S30.578995E 140.83'
S27.938327E 43.46'
S32.296156E 148.91'
S31.042348E 50.82'
PENNSY SUPPLY ROAD
SWATARA CREEK
N/F
PENNSY SUPPLY
INCORPORATED
TP# 56-016-058
AREA TO BE
RE-ZONED
L-I
LIGHT
INDUSTRIAL
S23.303396E 1574.87'
S37.045580W 675.95'
S37.982469W 298.87'
S38.157413W 355.67'
HUMMELSTOWN BOROUGH
DERRY TOWNSHIP

LEGEND
MUNICIPAL BOUNDARY
RE-ZONING AREA BOUNDARY
PARCEL BOUNDARY

N

300 0 300 600 FT
HORIZONTAL SCALE: 1 INCH = 300 FEET

LIVIC civil
1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION
SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

APRIL 2024

RE-ZONING EXHIBIT

RESIDENTIAL CLUSTER 47 UNITS

RESIDENTIAL CLUSTER 24 UNITS

BUILDING 2
302,400 SQ.FT.
F.F.E. = 420.00'
CAR PARKING = 222
LOADING DOCKS = 42
TRUCK PARKING = 25

360'

840'

620'

1628'

BUILDING 1
1,009,360 SQ.FT.
F.F.E. = 410.40'
TRUCK PARKING = 413
CAR PARKING = 493
LOADING DOCKS = 183

PERMANENT WETLAND IMPACT : 3,437 SQ.FT.

PERMANENT STREAM IMPACT: 272 LF.

Grandview Drive

Wagner Street

Pennsy Supply Road

Hersheypark Drive (RT 39)

20'

579'

BUILDINGS 1-4
69,480 SQ.FT. EACH
F.F.E. = 400.00'
TOTAL CAR PARKING = 524
TOTAL LOADING DOCKS = 136

Grandview Drive

310'

918'

BUILDING 3
284,580 SQ.FT.
F.F.E. = 384.95'
TRUCK PARKING = 52
CAR PARKING = 192
LOADING DOCKS = 51

N

HORIZONTAL SCALE: 1 INCH = 300 FEET

0 150' 300' 600' 900'

LIVIC civil
1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER & DERRY TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

March 27, 2024

EXHIBIT 5



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March 27, 2024

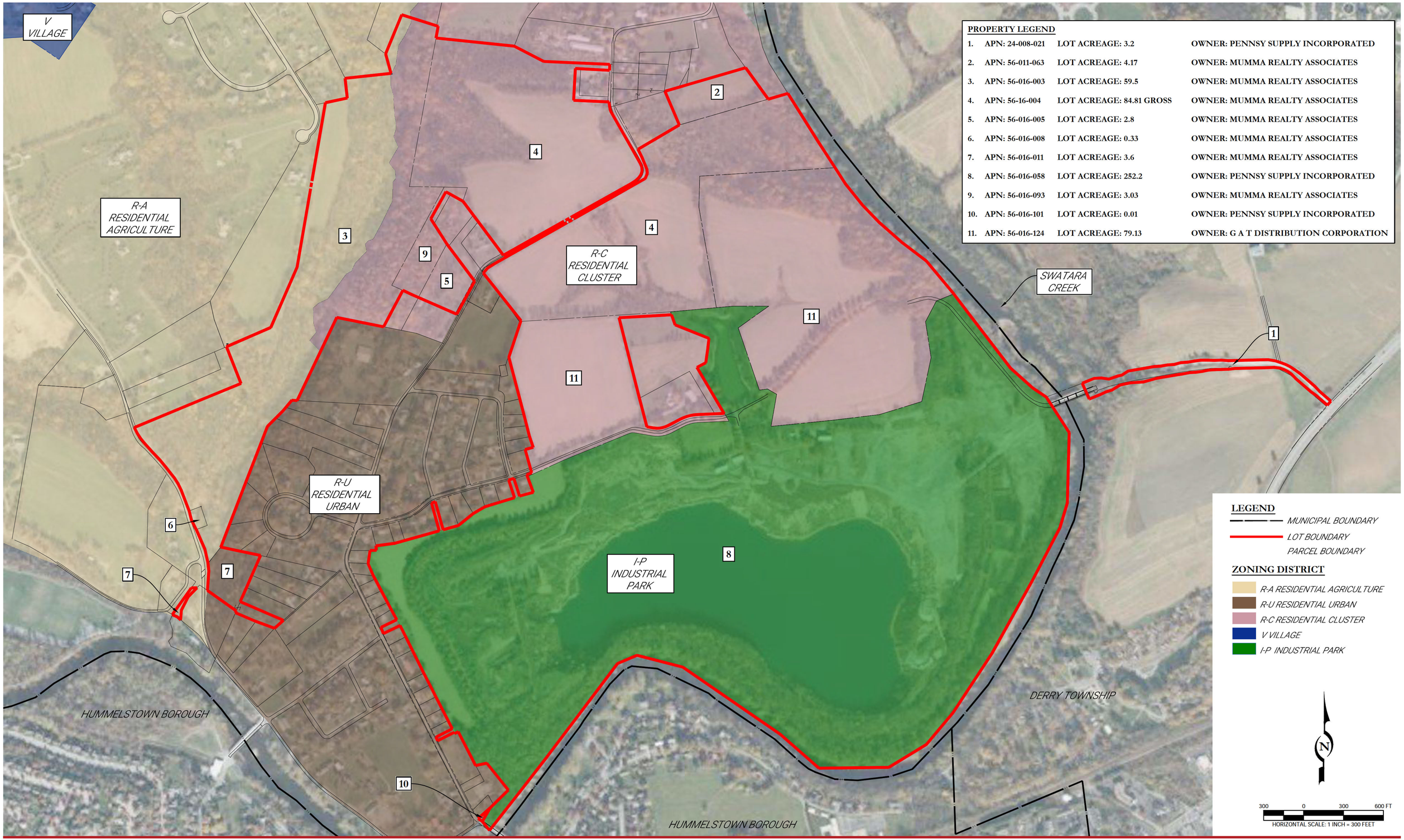
EXHIBIT 5

HUMMELSTOWN QUARRY REDEVELOPMENT

APRIL 2nd, 2024

MEETING SUBMISSION

HANOVER COMPANY



PROPERTY LEGEND

1.	APN: 24-008-021	LOT ACREAGE: 3.2	OWNER: PENNSY SUPPLY INCORPORATED
2.	APN: 56-011-063	LOT ACREAGE: 4.17	OWNER: MUMMA REALTY ASSOCIATES
3.	APN: 56-016-003	LOT ACREAGE: 59.5	OWNER: MUMMA REALTY ASSOCIATES
4.	APN: 56-16-004	LOT ACREAGE: 84.81 GROSS	OWNER: MUMMA REALTY ASSOCIATES
5.	APN: 56-016-005	LOT ACREAGE: 2.8	OWNER: MUMMA REALTY ASSOCIATES
6.	APN: 56-016-008	LOT ACREAGE: 0.33	OWNER: MUMMA REALTY ASSOCIATES
7.	APN: 56-016-011	LOT ACREAGE: 3.6	OWNER: MUMMA REALTY ASSOCIATES
8.	APN: 56-016-058	LOT ACREAGE: 252.2	OWNER: PENNSY SUPPLY INCORPORATED
9.	APN: 56-016-093	LOT ACREAGE: 3.03	OWNER: MUMMA REALTY ASSOCIATES
10.	APN: 56-016-101	LOT ACREAGE: 0.01	OWNER: PENNSY SUPPLY INCORPORATED
11.	APN: 56-016-124	LOT ACREAGE: 79.13	OWNER: G A T DISTRIBUTION CORPORATION

LEGEND

- MUNICIPAL BOUNDARY
- LOT BOUNDARY
- PARCEL BOUNDARY

ZONING DISTRICT

- R-A RESIDENTIAL AGRICULTURE
- R-U RESIDENTIAL URBAN
- R-C RESIDENTIAL CLUSTER
- V VILLAGE
- I-P INDUSTRIAL PARK

N

300 0 300 600 FT

HORIZONTAL SCALE: 1 INCH = 300 FEET

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HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

April 2, 2024

EXISTING ZONING EXHIBIT



LIVIC civil
1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

April 2, 2024

BY-RIGHT PLAN

N73.789771E 153.48'
N73.789771E 695.99'
N59.491467E 360.76'
N29.775984W 100.94'
L=204.65'
CH: N15.281702E 183.85'
R=129.00'
N60.728697E 455.76'
GRANDVIEW ROAD
N28.649414W 853.03'
S86.342656W 231.03'
S84.760435W 469.74'
S15.672564E 218.89'
N73.844008E 119.83'
N51.419317E 142.39'
N59.866789E 100.92'
N73.025842E 232.63'
N68.845242E 30.28'
N15.672483W 216.00'
N74.363471E 349.55'
WAGNER STREET
N82.371422E 140.44'
N5.543629W 33.06'
N87.707728E 47.34'
N8.754875E 100.28'
N23.682470W 99.92'
N27.762820W 256.83'
N28.461872W 116.71'
N64.137750E 132.07'
N21.884966W 50.12'
S64.137750W 139.28'
N26.409841W 400.49'
N27.111310W 199.71'
N27.112796W 270.00'
N62.887836E 138.50'
N27.112164W 30.00'
S62.887836W 138.50'
N27.112164W 10.00'
S62.887836W 29.95'
N27.112164W 285.30'
S78.257540W 86.18'
N39.499469W 258.80'
N45.548353E 304.55'
N38.332605W 118.09'
HUMMELSTOWN BOROUGH
N/F
MUMMA REALITY
ASSOCIATES
TP# 56-016-004
AREA TO BE
RE-ZONED
I-P
INDUSTRIAL
PARK
N/F
GAT DISTRIBUTION
CORPORATION
TP# 56-016-124
S89.994278W 271.46'
S39.930472E 131.79'
S33.186714E 62.63'
N54.596933E 282.22'
N18.838844W 493.91'
S82.231201W 61.09'
N60.279824W 79.96'
N9.910732E 245.18'
S72.930273W 333.71'
S83.023086W 333.85'
S84.344815W 483.96'
S11.972894W 338.05'
S8.844632E 272.82'
S27.501205W 177.08'
S68.114837W 140.55'
S42.704994E 127.50'
S48.805407E 103.44'
S53.148364E 51.80'
S58.396929E 70.78'
S41.807225E 48.35'
S50.358649E 191.44'
S41.883157E 78.68'
S45.730854E 94.12'
S39.473086E 98.85'
S38.103263E 109.60'
S32.528716E 142.66'
S32.528716E 33.51'
S34.730218E 145.85'
S28.205058E 51.76'
S41.130392E 47.02'
S30.578995E 140.83'
S27.938327E 43.46'
S32.296156E 148.91'
S31.042348E 50.82'
PENNSY SUPPLY ROAD
SWATARA CREEK
N/F
PENNSY SUPPLY
INCORPORATED
TP# 56-016-058
AREA TO BE
RE-ZONED
L-I
LIGHT
INDUSTRIAL
S23.303396E 1574.87'
S37.045580W 675.95'
S37.982469W 298.87'
S38.157413W 355.67'
HUMMELSTOWN BOROUGH
DERRY TOWNSHIP

LEGEND
MUNICIPAL BOUNDARY
RE-ZONING AREA BOUNDARY
PARCEL BOUNDARY

N

300 0 300 600 FT
HORIZONTAL SCALE: 1 INCH = 300 FEET

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PREPARED FOR

LOCATION
SOUTH HANOVER TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

APRIL 2024

RE-ZONING EXHIBIT

RESIDENTIAL CLUSTER 47 UNITS

RESIDENTIAL CLUSTER 24 UNITS

BUILDING 2
302,400 SQ.FT.
F.F.E. = 420.00'
CAR PARKING = 222
LOADING DOCKS = 42
TRUCK PARKING = 25

360'

840'

620'

1628'

BUILDING 1
1,009,360 SQ.FT.
F.F.E. = 410.40'
TRUCK PARKING = 413
CAR PARKING = 493
LOADING DOCKS = 183

PERMANENT WETLAND IMPACT : 3,437 SQ.FT.

PERMANENT STREAM IMPACT: 272 LF.

Grandview Drive

Wagner Street

Pennsy Supply Road

Hersheypark Drive (RT 39)

20'

579'

BUILDINGS 1-4
69,480 SQ.FT. EACH
F.F.E. = 400.00'
TOTAL CAR PARKING = 524
TOTAL LOADING DOCKS = 136

Grandview Drive

310'

918'

BUILDING 3
284,580 SQ.FT.
F.F.E. = 384.95'
TRUCK PARKING = 52
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LOADING DOCKS = 51

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HORIZONTAL SCALE: 1 INCH = 300 FEET

0 150' 300' 600' 900'

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HUMMELSTOWN QUARRY

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LOCATION

SOUTH HANOVER & DERRY TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

March 27, 2024

EXHIBIT 5



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2ND FLOOR
WORMLEYSBURG, PA 17043
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HUMMELSTOWN QUARRY

PREPARED FOR

LOCATION

SOUTH HANOVER & DERRY TOWNSHIP | DAUPHIN COUNTY | PENNSYLVANIA

March 27, 2024

EXHIBIT 5

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

TIS SCOPING APPLICATION
REVIEW LETTER #3

TOWNSHIP OF DERRY

Attn: Charles W. Emerick, Jr.

Hummelstown Quarry

September 26, 2024

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Scoping Meeting Application	January 18, 2024	September 5, 2024
Concept Site Plan	January 2024	---
Trip Generation and Distribution Calculation	January 2024	September 2024
Existing Traffic Count Data	July 30, 2024	---

We offer the following comments (* - *Indicates comments not addressed from previous review letters):*

SCOPING APPLICATION

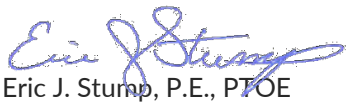
1. * Include Merge/Diverge analyses for movements to/from the site at the SR 322/422 interchange. Specifically:

    a. SR 422 WB Diverge towards Hersheypark Drive
    b. SR 322/422 EB Diverge towards Hersheypark Drive
    c. SR 422 EB Merge from Hersheypark Drive

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



Eric J. Stump, P.E., PTOE
Team Leader | Transportation

ZRY/EJS
R002484.0002 – Phase (450)
P:\0024\002484_0002\Admin\450\A - PLAN REVIEW\Scoping Review #3.docx

The Hanover Company has submitted a preliminary plan which proposes to conform to current ordinances for both the industrial zoned tract of approximately 250 acres on the former Pennsy Quarry property and the Residential Cluster zoned tract of approximately 250 acres which borders the Quarry property and both sides of Grandview Drive.

The plan proposes three large warehouses totaling 983,320 sq. ft located on the Quarry Property and with the RC zoned tract subdivided into single family homes on 1 acre lots. The Hanover Co. is committed to building the warehouse complex and has submitted this plan to establish their legal right to a review period and Board of Supervisors decision within 90 days of plan submission.

This submitted plan severely impacts adjacent residential areas and could connect high volume car and truck traffic via Wagner St. to Grandview Drive and would likely result in unacceptable traffic into the Hummelstown Square and Grandview/ Union Deposit Rd. intersections.

The Hanover Company stated that they are still open to an alternate plan which has been under consideration by South Hanover Township that would greatly reduce this impact and would isolate Wagner St. and Grandview from the warehouse complex.

To implement this alternate plan, the Hanover Company needs to obtain a zoning amendment from South Hanover Township as well as approvals from other governmental agencies to improve the connection from Pennsy Supply Drive to Hershey Park Drive. They have waived the 90-day time limit as progress is made on this alternative plan but have reserved the right to reinstate the 90-day window at any time of their choosing.

While South Hanover Township recognizes the legal right of the Hanover Company to develop these properties in accordance with current zoning and land development ordinances, the Township is committed to working with them and governmental agencies to formulate a plan that reduces negative impacts and protects the interests of residents of our township as well as those of neighboring municipalites.as much as possible.



From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Friday, September 6, 2024 8:50 AM
To: Wheeler, Jason <jwheeler@tpdinc.com>
Cc: jstates@grovemiller.com <jstates@grovemiller.com>
Subject: Re: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

Jason, Please add Jay to the email representing South Hanover Township. Our engineer Rettew, Brian Engle, has a conflict of interest.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Wheeler, Jason <jwheeler@tpdinc.com>
Sent: Thursday, September 5, 2024 12:45 PM
To: bwarner@tcrpc-pa.org <bwarner@tcrpc-pa.org>; chuckemerick@derrytownship.org <chuckemerick@derrytownship.org>; estump@hrg-inc.com <estump@hrg-inc.com>; bengle@rettew.com <bengle@rettew.com>; Lynn Wuestner <lwuestner@southhanover.org>; jstates@grovemiller.com <jstates@grovemiller.com>; Bomberger, Andrew <abomberger@tcrpc-pa.org>
Cc: Neal, Jarred <jneal@tpdinc.com>; dgordon@hanoverco.com <dgordon@hanoverco.com>
Subject: Hummelstown Quarry (Warehouse) - TIS Scope Application Submission_v2

You don't often get email from jwheeler@tpdinc.com. Learn why this is important

All,
TPD has submitted the revised Transportation Impact Study (TIS) Scoping Meeting Application for the proposed Hummelstown Quarry warehouse development to be located along Hersheypark Drive (SR 0039) at Pennsy Supply Road in South Hanover and Derry Township(s), Dauphin County via their e-Permitting System. I have placed the submission documents on TPD's OneDrive for your review, which can be accessed via the link below. Please review at your convenience.

Hummelstown Quarry - Warehouse

Thank you,

No: 24-074

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: Akens Engineering | Engineer: LIVIC Civil

Plat Title: Hummelstown Quary – Industrial Park

Zoning District: Industrial Park (IP). Floodplain (FP) | Proposed Land Use: Warehousing / Light Industrial

Plat Status:	x Preliminary	**Plat Type**:	Subdivision	**Regulations**:	County
	Final		x Land Development		X Municipal
	P/F		Combined		X Zoning
	Minor				X S&LD

of Lots: 1 | # of New Lots: 1 | # of DUs: 0 | Acs Subdiv/Devel: 252.26 | Total Acs: 252.26

Date Received: 7-16-2024 | Staff Review: 7-31-2024 | Official County Review: 7-31-2024

Reviewed by: GD | Checked by: ARK | Parcel ID: 56-16-058.

Project Description: Preliminary Land Development for an Industrial Park, Including three (3) warehouse buildings, with a total building footprint of 953,320 sf and associated parking, utilities, stormwater and access drives.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature and Seal of Engineer required (Section 22-305.15.B.3

3. The Dauphin County Planning Commission signature block is to be revised to reflect the Commission is only a **reviewing** body. No approval authority is vested with the Dauphin County Planning Commission. The word "review" should replace "approved" in the signature block.

4. Within the Industrial Park District, building height is limited to 40 feet (Section 27.1105.7). The site plans it is not clear of the height of the proposed buildings. Additional information is to be presented verifying the meeting of this requirement.

5. The fire officials and building code officials should be consulted to verify that there are adequate areas to operate and access for firefighting purposes.

6. Are there to be any outdoor eating and recreation areas for employees? If located within the landscaped area, they shall be screened, as set forth above, from adjacent residential district areas. (Section 27.1105.9.D)

7. Within the area, the site is to "*Provide continuous pedestrian access corridors along public streets and private access drives to service the various activities taking place within the site development area."* Section 27.1105.10.A). This section does not appear to be addressed as no pedestrian accommodation is provided.

8. The site has access from Wagner Street. This appears to conflict with Section 27.1105.10.C which states: "*Site areas shall not be developed so as to establish direct or indirect access corridors passing through a residential development."*

9. It is not clear if the project is meeting the building visual and material requirements as required by Section 27.1105.11. Specifically, paragraph B which states: *"The design and siting of buildings shall compliment the natural terrain and vegetation of the site."*

10. No parking or building lighting is provided. Care and concern should be provided in the design or location of all lighting as to be considerate of the residential neighboring property owners. (Section 27.1514 - Illumination).

11. The site plan indicates that there will be walls of various sizes and lengths constructed. All walls should be designed to the satisfaction of the municipal engineer and code officials. Walls constructed over 6 feet in height should have adequate fencing for safety purposes.

12. The Township is to determine the applicability of the sidewalk requirement and recreation fee.

13. Site access to the property is to be fully discussed with the Township, PennDOT and Derry Township (access through to Hershey Park Drive). Examination of all factors related to access is to be a critical component of this plan's approval – including the access to Wagner Street, capability of the existing bridge to handle prosed truck traffic (even if privately owned and maintained). (Traffic Impact Study requirement – 22-3A01).

14. Consideration should be given to allow or accommodate public transportation facilities (Bus stop, bus turn off's, etc.?). Is it anticipated how many of the proposed employees would be utilizing this mode to the site? Consideration should be made to accommodate their transportation needs.

15. Consideration should be given to providing features or easements that link this development to recreation opportunities and potential trail access associated with Swatara Creek. The creek is part of the greater recreation facility also know as the Swatara Water Trail. It is also shown as an active greenway in the draft South Hanover Township Greenway and Trails Active Transportation Master Plan. If there is additional housing development proposed to the north of this development, an access easement may be considered in some manner linking the new residential development to the creek.

16. As this plan is considered preliminary in nature, the Planning Commission reserves the right to add additional comments, if warranted, on concerns regarding the development raised by additional revisions. Note that if there are significant plan revisions, the Township should consider the application as a new application and re-start the application process. This would be prudent if there are issues in meeting the plan review time requirements as prescribed by the PA Municipalities Planning Code. (PA Act 247).

Plan No. 24-074

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown *(no primary control point)*	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified *(see note)*	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles		✓	
24. Curbs shown	✓		
25. Sidewalks shown *(see note)*		✓	
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided *(see note)*		✓	
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(modify County block)*	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

No: 24-075

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: South Hanover Township | Surveyor: LIVIC Civil | Engineer: Akens Engineering

Plat Title: Preliminary Subdivision Plan Grandview Homes

Zoning District: RC – Residential Cluster/ RA – Residential Agricultural | Proposed Land Use: Single Family Residential

Plat Status:	___ Preliminary	**Plat Type**:	X Subdivision	**Regulations**:	___ County
	___ Final		___ Land Development		X Municipal
	X P/F		___ Combined		X Zoning
	___ Minor				X S&LD

of Lots: 8 | # of New Lots: 117 | # of DUs: 111 | Acs Subdiv/Devel: 279.62 | Total Acs: 279.62

Date Received: 7-16-2024 | Staff Review: 7-31-2024 | Official County Review: 7-31-2024

Reviewed by: GD | Checked by: ARK | Parcel ID: 56-116-124 (and 7 others)

Project Description: Propose is the construction of residential structures

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature and Seal of Engineer required (Section 22-305.15.B.3)

3. The Dauphin County Planning Commission signature block is to be revised to reflect the Commission is only a reviewing body. No approval authority is vested with the Dauphin County Planning Commission. The indication is to be that DCPC reviewed the plan.

4. The plan is located within the Residential Cluster Zoning District. Has the applicant considered developing this area utilizing a cluster type housing plan rather than the standard lots and layout?

5. The general street layout should be reexamined to determine if additional street connectivity could be achieved. This is especially relevant to the proposed development pattern to the south of Grandview Drive. An additional street may be located connecting Road H to Road I to improve connectivity between the two distinct development areas.

6. In lieu of the abovementioned connector road, perhaps an emergency access area / path could be constructed from Road I to the existing Wagner Street. This area is designated to be an “Open Space/ Recreation area”.

7. Examine if the location and connection of Road E and Road G. Consideration should be given to determine if Road G's access to Grandview Drive is appropriate given its proximity to the existing right hand turn on Grandview Drive. Perhaps the plan should be redesigned to be located across from Road E. Also, Road E's connection to Grandview Drive may need to be relocated further to the south to avoid a similar turn to the north on Grandview Drive.

8. Given there is likely to be additional traffic on Grandview Drive due to this development, perhaps an additional area/right of way be provided adjacent to Grandview Road. This would allow for the future widening of the road if is deemed necessary.

9. Are there to be additional sidewalks constructed on Grandview Drive?

10. Deed and lot access restrictions should be made to access Grandview Drive for lots 12, 23, 22 and 21. Detail plans show structures are to be accessing Road F. But the necessary legal framework should be put in place to ensure this action.

11. Wedding Road is to be removed from the site and there is no planned access from the adjacent property. Investigations should be conducted to find that this road has an existing easement for the neighboring property owners prior to the road being removed.

12. There are several residual lots indicated on the plan. What is the purpose of the lots? Are they to be utilized in some manner and who is to maintain the lots in the future? Are they to be dedicated to the Township or to a homeowner's association for long term maintenance?

13. What type of use is proposed for the Open Space / Recreational lot located adjacent to Wagner Street. Is this lot sufficient to meet the recreational requirement? (Article IX – General Provisions for Suitable and Adequate Recreation).

14. Consideration should be given to providing infrastructure or easements that link this development to recreation opportunities and potential trail access associated with Swatara Creek. The creek is part of the greater recreation facility also known as the Swatara Water Trail. It is also shown as an active greenway in the draft South Hanover Township Greenway and Trails Active Transportation Master Plan. If there is additional housing development proposed to the north of this development, an access easement may be considered in some manner linking the new residential development to the creek.

15. There are several residual lots provided in the plan. These areas appear to be unsuitable for development due to wetlands, floodplains, or other natural features. If no intended development is to occur, consideration should be given to working with the Township to investigate the potential for development of stormwater or water quality improvement projects in these areas. At the minimum, access easements should be given to allow for the potential water quality projects.

16. The Municipal engineer is to review the stormwater management plan and proposed facilities to determine their compliance with the Township's stormwater management regulations. There appears to be several stormwater management outlets which are proposed to outflow to open ground, adjacent to the Swatara Creek, or to existing ponds. The engineer should determine if this proposed stormwater design and system is acceptable.

17. As this plan is considered preliminary in nature, the Planning Commission reserves the right to add additional comments, if warranted, on concerns regarding the development raised by additional revisions. Note that if there are significant plan revisions, the Township should consider the application as a new application and re-start the application process. This would be prudent if there were issues in meeting the plan review time requirements as prescribed by the PA Municipalities Planning Code. (PA Act 247).

Plan No. 24-075

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified *(see note)*	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities *(see note)*	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown *(see note)*	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed *(see note)*		✓	
29. Recreation area shown/fee in-lieu-of provided *(See note)*	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown *(modify County block)*	✓		
34. PADOT Highway Occupancy Permit statement shown *(see note)*	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

No: 24-080

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality South Hanover Township Surveyor R.J. Fisher Engineer R.J. Fisher

Plat Title Land Development and Stormwater Management Site Plan 376 N. Hoernerstown Road

Zoning District RS – Residential Suburban Proposed Land Use Residential

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary		Subdivision		County
X	Final	X	Land Development	X	Municipal
	P/F		Combined	X	Zoning
	Minor			X	S&LD

of Lots 1 # of New Lots 0 # of DUs 1 Acs Subdiv/Devel 3.95 Total Acs 40.31

Date Received 7-26-2024 Staff Review 7-31-2024 Official County Review 7-31-2024

Reviewed by GD Checked by _____ Parcel ID 56-002-001

Project Description: To construct a driveway, single family dwelling and pole barn on the site.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. Owner Signature required (Section 22-305.6.15.B.2)

2. Signature of Engineer required (Section 22-305.15.B.3)

3. No property bearings distances or iron pin locations shown. Also no point of beginning provided. (Section 22-303.12)

4. A note provided indicates floodplains, however no mapping was evident. TCRPC GIS mapping indicates a small area of floodplain on the northern portion of the property (adjacent to unnamed tributary to Beaver Creek) (Section 22-302.6.G)

5. Review is required to determine if two residences on one structure is permitted within the Residential Suburban zoning district. If the zoning officer determines not permitted by right, then a variance would be required.

6. Township to determine the applicability of the sidewalk requirement and recreation fee.

Plan No. 24-080

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown		✓	
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains		✓	
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities	✓		
Sewer disposal– public ( ) on-lot (x)	✓		
Water supply – public ( ) well (x)	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown		✓	
25. Sidewalks shown *(see note)*		✓	
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided *(See note)*		✓	
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown *(Signature req.)*	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown *(see note)*	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

HANOVER INDUSTRIAL
7200 Wisconsin Ave | Suite 820
Bethesda, MD 20814
Main: (240) 503-6522
www.hanoverco.com

July 15, 2024

Dear Resident:

We are writing to inform you that Hanover Company has filed a by-right plan with South Hanover Township to develop the Hummelstown Quarry and Mumma properties. Hanover Company has a contract to purchase the properties and filed this plan to protect and preserve our development rights granted by the South Hanover Township land use ordinances.

Those of you who attended the open house or other public meetings discussing the property may have seen an earlier version of the by-right plan. It contemplates both residential and warehouse/distribution uses, which are permitted under the South Hanover Township's Zoning Ordinance.

Although the Hummelstown Quarry's Industrial Park zoning classification adjoins existing, denser residential neighborhoods, we hope to continue working with the Township and nearby residents and stakeholders to design a compromise or alternative plan and zoning configuration. We prefer to shift the warehouse/distribution buildings further away from these existing residential neighborhoods than permitted under the current Zoning Ordinance and ensure that traffic from and to the warehouse/distribution center buildings utilizes only Pennsy Supply Road to the east.

Working towards this compromise or alternative plan will require the cooperation of all parties involved. We believe that with this cooperation, we can reach an outcome that recognizes the right to develop the property for warehouse/distribution uses but provides a layout and design that better respects the proximity of the western end of the property to existing residential neighborhoods.

We will continue to work to advance the best plan for the developing the Hummelstown Quarry. There will be several opportunities for continued public input. Please feel free to reach our team at hanoverhummelstown@hanoverco.com.

We look forward to working together.

Sincerely,

Daniel Gordon
Regional Development Partner
Hanover Company

From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Friday, September 6, 2024 8:55 AM
To: dgordon@hanoverco.com <dgordon@hanoverco.com>; jneal@trafficpd.com <jneal@trafficpd.com>; jwheeler@trafficpd.com <jwheeler@trafficpd.com>; ekinard@pa.gov <ekinard@pa.gov>; dnoles@state.pa.us <dnoles@state.pa.us>; RA-pdDist80Signals@pa.gov <RA-pdDist80Signals@pa.gov>; bwarner@tcrpc-pa.org <bwarner@tcrpc-pa.org>; bengle@rettew.com <bengle@rettew.com>; Lynn Wuestner <lwuestner@southhanover.org>
Cc: RA-PDEPSPROD@pa.gov <RA-PDEPSPROD@pa.gov>
Subject: :: Scoping Meeting Application - Received - Application Number is : S0820240006 (Sent on: 09/06/2024 08:55:08 AM)

The TIS Determination and Scoping Meeting Application has been received by PennDOT successfully.

PennDOT will review the scoping meeting application (attached) and associated material (listed below) and respond via e-mail.

To access the application in EPS, please click on the below link. You must sign in using your ePermitting credentials to view the scoping meeting application documents.

The Following documents can be accessed in the ePermitting System:

1 : 01 - Location Map.pdf
2 : 02 - EXB_Hummelstown Quarry [Exhibit 5] RESIDENTIAL -Open Space Exhibit.pdf
3 : 03 - Trip Gen_Distribution Calcs.pdf
4 : 04 - Project Correspondence.pdf
5 : 03 - Trip Gen_Distribution Calcs_v2.pdf
6 : 02 - Site Plan_v2.pdf
7 : 01 - Loc Map_v2.pdf

Click here to access the Scoping Application

PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL

From: Duke, Gerard <gduke@tcrpc-pa.org>
Sent: Thursday, August 1, 2024 9:34 AM
To: Karleigh Killinger <kkillinger@southhanover.org>; Lynn Wuestner <lwuestner@southhanover.org>
Cc: Brian Engle <bengle@rettew.com>; Zoning Officer <zoning@southhanover.org>
Subject: DCPC plan reviews - South Hanover Township

Lynn and Karleigh:

Provided are the DCPC review comments for the three plans recently submitted to the County for their comments and review.

Sorry for the delay in getting these to you.

Any questions on the review – please let me know. Also, I plan on being at the next Township Planning Commission meting on Tuesday. I can also answer any questions at that time as well.

Jerry

GERARD DUKE, AICP
Dauphin County Planning Coordinator
Please note our NEW ADDRESS:
Tri-County Regional Planning Commission
320 Market St. #301E
Harrisburg, PA 17101
Office: (717) 234-2639
www.tcrpc-pa.org

TRI-COUNTY TCRPC REGIONAL PLANNING COMMISSION

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Tuesday, July 16, 2024 7:50 AM
To: Zoning Officer <zoning@southhanover.org>
Subject: Fw: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Dan Gordon <dgordon@hanoverco.com>
Sent: Monday, July 15, 2024 5:07 PM
To: Lynn Wuestner <lwuestner@southhanover.org>; Courtney, Charles <CCourtney@mcneeslaw.com>
Subject: RE: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Lynn,

Please find attached a letter that is going out to community members today / tomorrow.

Thanks,
Dan

Dan Gordon
Regional Development Partner – NE Industrial
Hanover Company
7200 Wisconsin Ave | Suite 820
Bethesda, MD 20814
Cell: [redacted]

HANOVER COMPANY

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Monday, July 15, 2024 2:15 PM
To: Courtney, Charles <CCourtney@mcneeslaw.com>
Cc: Dan Gordon <dgordon@hanoverco.com>
Subject: Re: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Thanks, received and forwarded to Board Members.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Courtney, Charles <CCourtney@mcneeslaw.com>
Sent: Monday, July 15, 2024 11:39 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: Dan Gordon <dgordon@hanoverco.com>
Subject: Hanover Company/Quarry and Mumma Properties - Land Development Plans

Lynn – In connection with the submission of plans on Friday, see our attached letter.

Charlie

Charles M. Courtney
McNees Wallace & Nurick LLC
100 Pine Street, P.O. Box 1166
Harrisburg, PA 17108-1166
Direct Telephone: 717.237.5296
Mobile: [redacted]
Direct Fax: 717.260.1676
ccourtney@mwn.com

The foregoing message may be protected by the attorney-client privilege. If you believe it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Tuesday, August 27, 2024 1:54 PM
To: Marcela Myers <[redacted]>
Cc: RON MYERS [redacted]
Subject: Re: Intersection Duke and Hoernerstown

Please find the attached the study along with a letter to PennDOT about the Duke/Hoernerstown intersetion. Because it is a state road, we need to see what their response is to the study.

The Quarry/Mumma property is currently up for sale and a developer would like to add warehouses and residential area. There are a lot of people upset because by-right they can build big warehouses. South Hanover Township is attempting to work with the developers to scale back or down-zone the project to protect the neighborhoods. Hummelstown, Derry and South are working together to try and figure out what can be done. Discussions at this point are mostly with the Planning Commission. Thanks!

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Marcela Myers [redacted]>
Sent: Saturday, August 24, 2024 8:41 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Cc: RON MYERS [redacted]
Subject: Intersection Duke and Hoernerstown

Good morning Lynn,
Representative Mehaffie's office called me and indicated the study for the intersection is done and now is in the hands of the township to act on any changes at the intersection. I am reaching out to see what the next steps are.
Also we are interested in learning a bit more about the quarry project. We have received information via mail from the developers. Which meeting is best to attend to be sure we are informed? The township board meetings or the planning commission meetings?
Thanks
Ron and Marcela

Sent from the all new AOL app for iOS

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Monday, August 12, 2024 3:50 PM
To: Drew Weidman <drew@thesunontheweb.com>
Subject: Re: Quarry Plan

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Monday, August 12, 2024 3:25 PM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

Thanks Lynn. Much appreciated. I keep seeing letter being circulated (see attached). Was that sent to residents by the township?

Drew

The Hanover Company has submitted a preliminary plan which proposes to conform to curre ordinances for both the industrial zoned tract of approximately 250 acres on the former Penns Quarry property and the Residential Cluster zoned tract of approximately 250 acres which borders the Quarry property and both sides of Grandview Drive.

The plan proposes three large warehouses totaling 983,320 sq. ft located on the Quarry Proper and with the RC zoned tract subdivided into single family homes on 1 acre lots. The Hanover Co. is committed to building the warehouse complex and has submitted this plan to establish their legal right to a review period and Board of Supervisors decision within 90 days plan submission.

This submitted plan severely impacts adjacent residential areas and could connect high volume car and truck traffic via Wagner St. to Grandview Drive and would likely result in unacceptable traffic into the Hummelstown Square and Grandview/ Union Deposit Rd. intersections.

The Hanover Company stated that they are still open to an alternate plan which has been under consideration by South Hanover Township that would greatly reduce this impact and would isolate Wagner St. and Grandview from the warehouse complex.

To implement this alternate plan, the Hanover Company needs to obtain a zoning amendment from South Hanover Township as well as approvals from other governmental agencies to improve the connection from Pennsy Supply Drive to Hershey Park Drive. They have waived t 90-day time limit as progress is made on this alternative plan but have reserved the right to reinstate the 90-day window at any time of their choosing.

While South Hanover Township recognizes the legal right of the Hanover Company to develo these properties in accordance with current zoning and land development ordinances, the Township is committed to working with them and governmental agencies to formulate a plan that reduces negative impacts and protects the interests of residents of our township as well as those of neighboring municipalites.as much as possible.



Drew Weidman
General Manager & Editor, The Sun Newspaper
717-566-3251 | drew@thesunontheweb.com
TheSunOnTheWeb.com
18 E. Main Street, Hummelstown PA 17036

On Aug 12, 2024, at 3:03 PM, Lynn Wuestner <lwuestner@southhanover.org> wrote:

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Monday, August 12, 2024 10:34 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

Ok. I kind of figured. Send me what you can. Or, if you need me to come to the township office, I can do that as well.

Drew
<Screen Shot 2022-04-05 at 2.51.17 PM.png>

> On Aug 12, 2024, at 10:30 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
>
> Unfortunately, it is not the same plan.
>
> *Lynn Wuestner, Manager*
> *South Hanover Township*
> *161 Patriot Way*
> *Hershey, PA 17033*
> *717-566-0224*
>
> ---
>
> **From:** Drew Weidman <drew@thesunontheweb.com>
> **Sent:** Monday, August 12, 2024 9:16 AM
> **To:** Lynn Wuestner <lwuestner@southhanover.org>
> **Subject:** Re: Quarry Plan
>
> Ok. I'm just looking for a graphic. Or can I just re run the one that was run in the paper? See attached. Is that still the same plan?
>
> Drew
>
> <Screenshot 2024-08-12 at 9.15.54 AM.png>
>
> <Screen Shot 2022-04-05 at 2.51.17 PM.png>
>
> > On Aug 10, 2024, at 7:42 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
> >
> > Drew:
> > Good Morning, the plan is very big , including for both the industrial area and residential home, but I will see if I can screen shot and provide.
> >
> > *Lynn Wuestner, Manager*
> > *South Hanover Township*
> > *161 Patriot Way*
> > *Hershey, PA 17033*
> > *717-566-0224*
> >
> > ---
> >
> > **From:** Drew Weidman <drew@thesunontheweb.com>
> > **Sent:** Friday, August 9, 2024 9:52 AM
> > **To:** Lynn Wuestner <lwuestner@southhanover.org>
> > **Subject:** Re: Quarry Plan
> >
> > Thanks Lynn. Do you have a sketch plan/rendering of the plan that was submitted to the Planning Commission?
> >
> > Best,
> > Drew
> > <Screen Shot 2022-04-05 at 2.51.17 PM.png>
> >
> > > On Aug 8, 2024, at 9:16 PM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
> > >
> > > Drew:
> > > Aura was not there. The Planning Commision by law had to accept the submitted plans for completion review. There

were a few community members in attendance, but I think they understand that the plans submitted are the by-right plans that are not what anyone wants to see happen. Its a by right plan with the hopes the zoning amendments they are requesting which will include smaller warehouses and light industrial, will be accepted by other surrounding communities. Stay tuned. Thanks!

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Thursday, August 8, 2024 9:45 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: Quarry Plan

Thanks a lot Lynn. I don't know that Aura was able to make it to the PC meeting since we were on our annual summer vacation. Could you provide me a brief summary of the outcome?

Best,
Drew
<Screen Shot 2022-04-05 at 2.51.17 PM.png>

> On Aug 7, 2024, at 2:03 PM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
>
> Please see the attached statement from Planning Commission Chairman. The PC meeting is this evening.
>
> *Lynn Wuestner, Manager*
> *South Hanover Township*
> *161 Patriot Way*
> *Hershey, PA 17033*
> *717-566-0224*

> **From:** Drew Weidman <drew@thesunontheweb.com>
> **Sent:** Friday, April 5, 2024 10:35 AM
> **To:** Lynn Wuestner <lwuestner@southhanover.org>
> **Subject:** Re: Quarry Plan
>
> Ok. I'm super confused now because one of the sketches shows housing developments on either side of Grandview Road. Could I give you a quick call today to have an off-the-record convo?
>
> Drew
> <Screen Shot 2022-04-05 at 2.51.17 PM.png>
>
> > On Apr 5, 2024, at 10:21 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:
> >
> > Drew:
> > It will be on only one side of Grandview. No exit from development onto Grandview. This is certainly the alternative to what could be done, as under the current (By Right) Zoning of Industrial, the boundaries would be much less and more disruptive to neighbors and residents. The Board of Supervisors has not been presented with the plan. This has only been seen by the Planning Commission who have been very heavy handed on the review, making every effort to protect the residents of South Hanover Township.
> > I was just notified that the developer is planning a neighborhood meeting in the next two weeks to share the concepts with the community. Thanks!
> >
> > *Lynn Wuestner, Manager*
> > *South Hanover Township*
> > *161 Patriot Way*
> > *Hershey, PA 17033*
> > *717-566-0224*
>
> ---
>
> > **From:** Drew Weidman <drew@thesunontheweb.com>
> > **Sent:** Friday, April 5, 2024 9:53 AM
> > **To:** Lynn Wuestner <lwuestner@southhanover.org>
> > **Subject:** Re: Quarry Plan
> >
> > You don't often get email from drew@thesunontheweb.com. Learn why this is important
> >
> > Wow. Just a few quick questions if you'd be able to answer …
> >
> > 1. Where is the plan at in the process, currently? Has it come before any board meetings?
> >
> > 2. Would you be able to describe the plan in a little detail? I see what looks like 7 buildings total and 71 total residential units on either side of Grandview Road. Is that correct?

<Screen Shot 2022-04-05 at 2.51.17 PM.png>

On Apr 5, 2024, at 9:39 AM, Lynn Wuestner <lwuestner@southhanover.org> wrote:

Yep, totally crazy! Please find attached. Let me know if you have any questions.

Lynn Wuestner, Manager
South Hanover Township
161 Patriot Way
Hershey, PA 17033
717-566-0224

From: Drew Weidman <drew@thesunontheweb.com>
Sent: Friday, April 5, 2024 9:09 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Quarry Plan

> You don't often get email from drew@thesunontheweb.com. Learn why this is important

Hi Lynn!

It seems like everyone and their brother has gotten their hands on the sketch plan for the former Pennsy Quarry. Would you be able to provide me a copy? Everything I have is low resolution.

Thanks!
Drew
<Screen Shot 2022-04-05 at 2.51.17 PM.png>

<Hummelstown Meeting Exhibits.pdf>

<The Hanover Company has submitted a preliminary plan which proposes to conform to current ordinances for both the industrial zoned tract of approximately 250 acres on the former Pen.docx>

<1190-04 Prelim LD Industrial Park.pdf>

[redacted]

From: S G [redacted]
Sent: Thursday, August 29, 2024 8:01 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: Re: South Hanover Township development considerations

Thanks Lynn, I appreciate your help. I've always been told the township can't restrict development, but I know there are other townships that have much more control over development. It's more of a negotiation and swapping of land with preservation and quality of life considerations. Some plans aren't approved at all. I always question why South Hanover is different.

From: Lynn Wuestner <lwuestner@southhanover.org>
Sent: Wednesday, August 28, 2024 10:37 AM
To: S G [redacted]
Subject: Re: South Hanover Township development considerations

Thanks, Susan, for your input. I will share with the supervisors. If the plans move forward, I'm sure that will be reviewed. The plans were only recently received and are under review. The Planning Commission has been reviewing a wide range of concerns with the land development plans for the Quarry and Mumma properties, not only traffic but lighting, noise pollution, etc. They have been addressing every concern that has been submitted. Most of the meeting minutes reflect the discussions and can be found on South Hanover Township website. Thank you again for your inquiry, I will pass along.

Lynn Wuestner, Manager

South Hanover Township

161 Patriot Way

Hershey, PA 17033

717-566-0224

From: S G [redacted]
Sent: Wednesday, August 28, 2024 8:17 AM
To: Lynn Wuestner <lwuestner@southhanover.org>
Subject: South Hanover Township development considerations

Hi Lynn, would you please forward to the Township Supervisors, I was unable to find their email addresses, Thank you...

Good Morning,

I recently read some of the proposed land developments for South Hanover Township and am curious, if air quality and heat generation are considered in the equation. According to the American Lung Association the Harrisburg Area has the 2nd worst air quality on the East Coast. The abundance of warehouses, traffic and high density housing, are contributing factors and also create a heat island effect. Neither of these issues seem to be considered when out of state, or in state entities decide to develop here. What precautions are in place to mitigate the pollution and elevated heat caused by construction. The township seems to only focus on traffic, which is already problematic, and diminishes the quality of life in the area. How much green area is needed to offset this construction, to keep the air quality still poor, but halt the decline, and to not increase the heat? I know there are other complaints being brought forth about water quality, so I won't address that concern.

Thanks for you consideration to these matters, and a response would be greatly appreciated.

Susan Goduto

McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101

Charles M. Courtney
Direct Dial: 717.237.5296
Direct Fax: 717.260.1676
ccourtney@mcneeslaw.com

July 15, 2024

VIA E-MAIL

Board of Supervisors
South Hanover Township
161 Patriot Way
Hershey, Pa 17033

RE: The Hanover Company
Preliminary Land Development Plan for Hummelstown Quarry – Industrial Park
Preliminary Subdivision Plan for Grandview Homes
Our File No. 81979-0002

Dear Board Members:

We represent HCI DP Land Acquisition LLC ("Hanover Company"), which is the equitable owner of Pennsy Supply Inc.'s Hummelstown quarry property along with adjoining or nearby lands owned by Mumma Realty Associates and G-A-T Distribution Corporation (collectively the "Property"). This letter accompanies Hanover Company's filing with the Township of two preliminary plans for the development of the Property (the "Preliminary Plans"). One plan is for development of industrial uses on the portion of the Property that already is zoned Industrial Park. The other plan is for residential dwellings on the portion of the Property that is zoned Residential Cluster.

As we have discussed at several public meetings of the Board of Supervisors and the Planning Commission, the uses proposed under the industrial plan and residential plan are permitted by right under the zoning that already is in place. From the time of initial presentations to the Board of Supervisors and Planning Commission, Hanover Company's desire has been to establish a plan for development that produces a better, more realistic land use outcome than current zoning. Although we understand that for some residents the best possible land use outcome is not to develop the land, that outcome is not realistic. The fact is that more than 250 acres of this land is zoned Industrial Park and located within a region that is one of the top markets nationally for distribution uses. Likewise, the portion of the Property that is zoned Residential Cluster is located in a market where there remains consistently strong demand for residential uses. Accordingly, as land that is zoned Industrial Park and has been used for industrial purposes for decades, and as land that is zoned residential and located within an area of strong housing demand, the Property ultimately will be developed or redeveloped for industrial and residential uses.

For several months, we have worked with the Township to modify the zoning of the Property. The purpose of this change is not to create or allow for an industrial development and residential development, as those uses already are permitted under current zoning. We recognize that some residents might not like the development pattern under the amendment either; however, the choice is not between developing the Property and not developing the Property, as the Property is already zoned for industrial and residential uses. Rather, the choice is how the Property is developed for industrial and residential uses (*i.e.* the layout and location of the development and uses).

Indeed, the purpose of the zoning amendment is to create a development pattern that better respects nearby residential uses. By (i) shifting the Industrial Park zoning from the western section of the quarry to the eastern portion of the GAT/Mumma property and (ii) rezoning the western portion of the quarry from Industrial Park to a new Light Industrial District, the zoning amendment creates a better separation of heavier industrial land uses from existing, denser residential areas. Further, in establishing specific zoning standards for industrial uses, the zoning amendment imposes stricter requirements and better regulates industrial uses (light pollution, noise pollution, buffers, etc.).

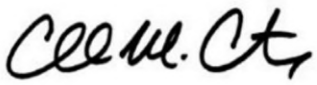
To enable this better development pattern, Hanover Company will need the cooperation of the Township and other governmental agencies. That cooperation begins with, but does not end with, the adoption of the zoning amendment. Indeed, one of the new standards in the zoning amendment requires that traffic to and from the proposed distribution centers utilize Pennsy Supply Drive and Hersheypark Drive and not connect to Grandview Drive, Wagner Street or any other street to the east of the Property. The intent of this standard is to send all industrial traffic (employees and trucks) to Hersheypark Drive, which is a five lane highway that provides access to Routes 39 and 81 for eastbound and northbound traffic and U.S. Route 322 for westbound and southbound traffic. To make this connection, Hanover Company will be required to improve Pennsy Supply Drive and/or its intersection with Hersheypark Drive, and those improvements will require the approval of other governmental agencies. Improvements to the portion of Pennsy Supply Road located to the east of the Township's municipal boundary and its intersection with Hersheypark Drive will be depicted on any necessary permits applications that are submitted to Derry Township and/or PennDOT; however, for informational purposes, we have attached an exhibit depicting these conceptual improvements.

The submitted industrial plan contemplates vehicular access to and from the industrial buildings via connections to (i) Pennsy Supply Drive and Hersheypark Drive and/or (ii) Wagner Street and Grandview Drive. As noted on the plan, the connection to Hersheypark Drive and Grandview Drive are subject to securing all necessary governmental permits and approvals that are required for such connections. If any such necessary governmental permit and approval is not secured for the connection to Hersheypark Drive and/or Grandview Drive, then such vehicular access to such roadway will not be accommodated and a greater volume of traffic will be required to utilize Wagner Street.

The submitted Preliminary Plans are vested under the current Zoning Ordinance pursuant to Section 508(4) of the Pennsylvania Municipalities Planning Code, 53 P.S. §10508(4). Despite that vesting, Hanover Company remains committed to working with the Township on the zoning amendment to create a better development pattern for the Property. If the zoning amendment is adopted, then Hanover Company will submit alternative land development plans (industrial and residential) that reflects the development pattern that is permitted and required under the contemplated zoning amendment. Hanover Company will withdraw the submitted Preliminary Plans only after the necessary governmental permits and approvals have been secured for the alternative plans. If the zoning amendment is not adopted or any necessary governmental permit or approval is not secured for the alternative plans, then Hanover Company will pursue approval of the submitted Preliminary Plans. Accordingly, to allow for an opportunity for the Township and Hanover Company to pursue a better development pattern through the adoption of a zoning amendment, Hanover Company hereby waives the 90-day deadline under Section 508 of the MPC for taking action on the Preliminary Plans, subject to Hanover Company's right to re-invoke the 90-day deadline at any time by providing written notice to the Board of Supervisors.

We look forward to working with the Township.

Sincerely,



McNEES WALLACE & NURICK LLC

cc: Dan Gordon

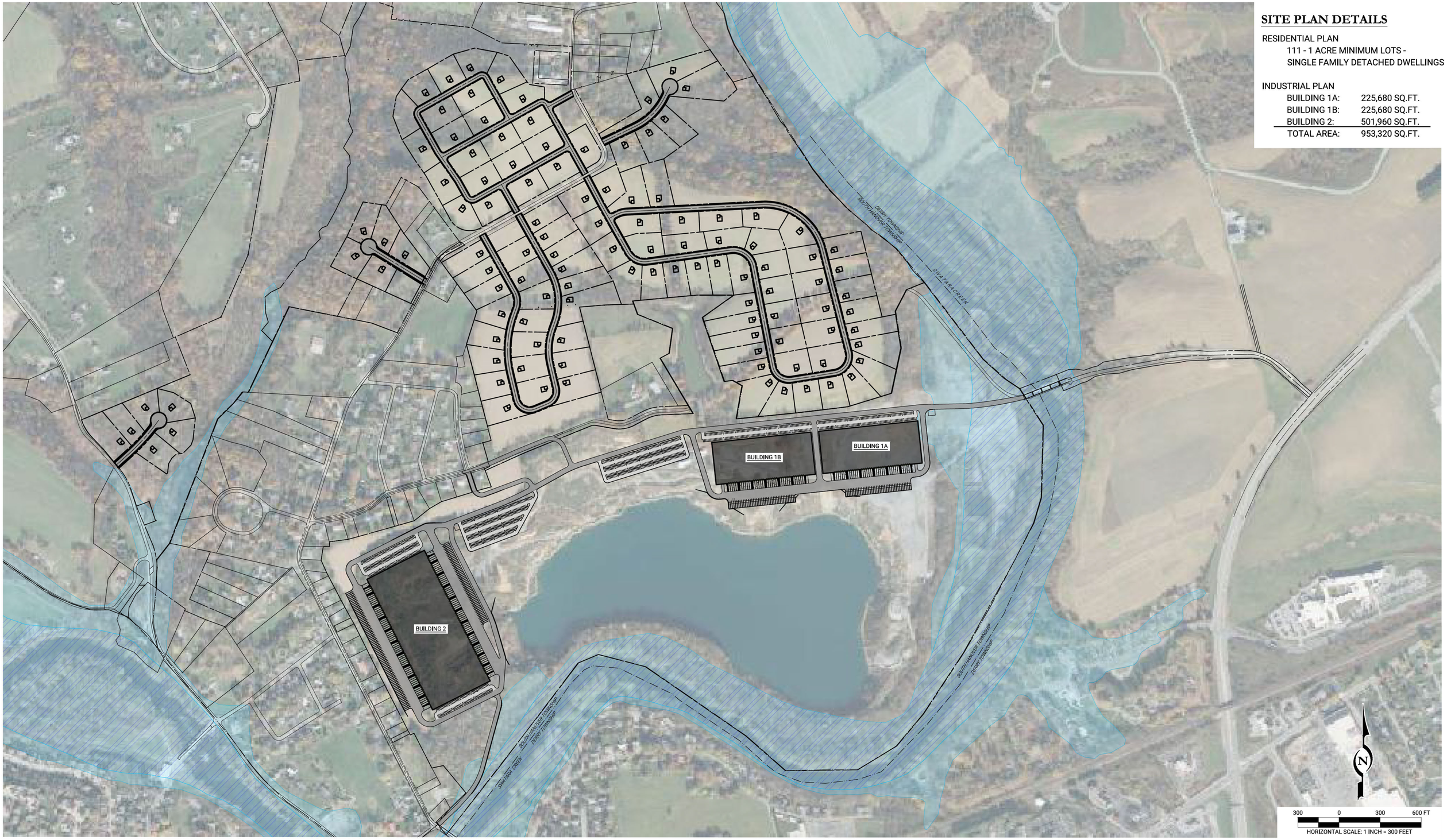
SITE PLAN DETAILS

RESIDENTIAL PLAN

111 - 1 ACRE MINIMUM LOTS -
SINGLE FAMILY DETACHED DWELLINGS

INDUSTRIAL PLAN

BUILDING 1A:	225,680 SQ.FT.
BUILDING 1B:	225,680 SQ.FT.
BUILDING 2:	501,960 SQ.FT.
TOTAL AREA:	953,320 SQ.FT.



LIVIC civil
1029 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

OVERALL DEVELOPMENT EXHIBIT

PREPARED FOR

HCI DP LAND ACQUISITION LLC

LOCATION

SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

07.08.2024

EX. 1

TOWNSHIP OF SOUTH HANOVER

Incorporated 1842

161 Patriot Way
Hershey, PA 17033
(717) 566 – 0224
(717) 566 – 9506 fax
www.southhanover.org

BOARD OF SUPERVISORS
STEPHEN CORDARO, CHAIRMAN
FRANK TOMASIC, JR., VICE CHAIRMAN
ROBERT CASSEL, SECRETARY
JACK STUDER, ASST. SECRETARY
KEVIN BUSHER

TOWNSHIP MANAGER
LYNN WUESTNER

August 20, 2024

Commonwealth of Pennsylvania
Department of Transportation
Engineering District 8-0
2140 Herr Street
Harrisburg, PA 17103-1699

Dear Mr. Leppard:

The South Hanover Township Board of Supervisors is requesting that PennDot review an intersection in South Hanover Township that is located on State Roads. The intersections are Duke Street and Hoernerstown Road. There have been numerous accidents at this intersection

The Township recently asked LTAP to perform a traffic study and the results are attached. After receiving the report, we were asked to share it with PennDOT to see if there is possibly anything that can be for the safety of our citizens and the community.
This includes not only vehicles but also pedestrians and bicyclist.

Thank you for your review and assistance in this matter. Please call if you have any questions.

Respectfully,

Lynn Wuestner
South Hanover Township
Manager

Cc: State Representative Thomas L Mehaffie III

Memorandum

To: Lynn Wuestner, Manager, South Hanover Township

From: Brian Taylor and Patrick Wright, LTAP

Date: July 24, 2024

Subject: Intersection of North Duke Street and South Hoernerstown Road, South Hanover Township, Dauphin County

Background

In response to a technical assistance request from South Hanover Township, we met to examine the intersection of North Duke Street and South Hoernerstown Road. The Township is concerned about safety at the intersection.

We drove and walked the area around the intersection (see Figure 1).



Figure 1: Intersection Study Area

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Confidential: Traffic Engineering and Safety Study
This document was prepared by the Department of Transportation as an in-depth safety study for the purpose of improving highway safety and is legally protected pursuant to 75 Pa. C.S. 3754 and 23 U.S.C. 409.

Existing Conditions

N. Duke Street is a two-way, two-lane township road (T-690). The south approach of Duke St is a bridge over the Swatara Creek and is striped with center line pavement markings, a sidewalk on the left side, and a curb ramp at the intersection. The approach also contains a W3-1 Stop Ahead sign with a flashing beacon and a post mounted reflective strip. There are two R1-1 Stop signs at the stop bar that have been modified with a yellow border (not compliant with the MUTCD/PennDOT standards), orange markers, and red post mounted reflective strips as shown in Figure 2.



Figure 2: N. Duke Street, North Approach to S. Hoernerstown Road

The north approach has no pavement markings or sidewalks, and parking is permitted on both sides. The speed limit is posted at 25 MPH. N. Duke Street is stop controlled on both approaches to S. Hoernerstown Road.

Per the PennDOT Traffic Information Repository (TIRe), both N. Duke Street approaches carry an approximate total of 495 vehicles per day. It is classified as an Urban Collector. The truck percentage was listed as 3%.

S. Hoernerstown Road is a two-way, two-lane State route (SR 2003) with center line and edge line pavement markings. There are no sidewalks or parking along the road. It is posted at 40 MPH.

Per the PennDOT Traffic Information Repository (TIRe) S. Hoernerstown Road carries about 4,126 vehicles per day and is classified as an Urban Collector Road. The truck percentage was listed as 3%.



Figure 3: S. Hoernerstown Road

The land use around the intersection is residential.

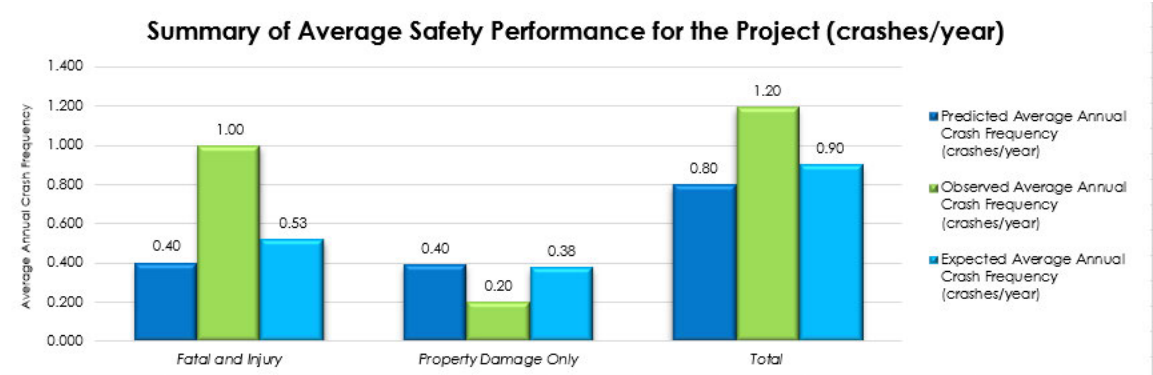
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Crash Analysis

We reviewed 5 years of crash data from January 2019 to December 2023 using the Pennsylvania Crash Information Tool (PCIT). PCIT indicated there were **six reportable crashes** at the intersection of N. Duke Street and S. Hoernerstown Road. Five of the crashes occurred during dry conditions and one during wet conditions. All six of the crashes were angle crashes. Of the six crashes, five had injuries and two fatalities, only one was property damage only. Five of the six crashes involved vehicles traveling north on Duke St going straight through the intersection and vehicles heading West on Hoernerstown Road going straight through the intersection. Of these five crashes, two were the result of running stop sign and three proceeding without clearance.

Based on the traffic and crash data, LTAP assessed the intersection using PennDOT's Highway Safety Manual Tool A (https://www.penndot.gov/TravelInPA/Safety/Pages/Safety-Infrastructure-Improvement-Programs.aspx). A summary of the assessment is shown in the graphic below. The assessment shows that the intersection averages 1.20 crashes per year (green bar), and that the predicted crash rate for this intersection is 0.80 crashes per year (dark blue bar). The predicted crash rate is based on crash rates developed for similar intersections within PennDOT District 8-0. The actual crash rate is higher than the predicted crash rate.



Project Totals	Fatal and Injury Crashes	Property Damage Only Crashes	Total Crashes
Predicted Average Annual Crash Frequency	0.40	0.40	0.80
Observed Average Annual Crash Frequency	1.00	0.20	1.20
Expected Average Annual Crash Frequency	0.53	0.38	0.90
Potential for Safety Improvement (PSI)	0.12	-0.02	0.10

Figure 4: PennDOT HSM Tool A

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Sight Distance Study

A sight distance study was conducted for the intersection in accordance with the requirements of PennDOT Publication 212. Sight distance was measured for the N. Duke St. Northbound approach to the intersection. Looking right, there was an approach grade of -0.2% and 517 feet of available sight distance. The required sight distance for roadways with a speed limit of 40 mph and approach grade of -0.2% is 314 feet.

Looking left, there was an approach grade of +2.4% and 448 feet of available sight distance. The required sight distance for roadways with a speed limit of 40 mph and approach grade of +2.4% is 331 feet.

The sight distance at the intersection meets the acceptable PennDOT sight distance criteria required for the 40 MPH speed limit.

Intersection Traffic Control Device Safety Resources

PennDOT Publication 638 and FHWA have identified proven methods to reduce potential crashes at unsignalized intersections. These methods typically involve providing additional signs and pavement markings at the intersection (see Figure).

Furthermore, FHWA Publication SA-09-020 lists other countermeasures and shows estimated crash reduction factors and costs for the suggested improvements to STOP-controlled intersections (see Figure).



Figure 5: FHWA Proven Safety Countermeasures

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Countermeasure	Crash Reduction Factor	Typical Urban Crash Threshold	Typical Rural Crash Threshold	Additional Implementation Factors	Typical Implementation Cost Range per Intersection
Basic set of sign and marking improvements	40%	10 crashes in 5 years	4-5 crashes in 5 years	None	$5,000 to $8,000
Installation of a 6 ft. or greater raised divider on stop approach (installed separately as a supplemental counter measure)	15%	20 crashes in 5 years	10 crashes in 5 years	Widening required to install island	$25,000 to $75,000 (pavement widening but no ROW required)
Either a) flashing solar powered LED beacons on advance intersection warning signs and STOP signs or b) flashing overhead intersection beacons	10% (13% for right angle crashes)	15-20 crashes in 5 years	8-10 crashes in 5 years	None	$5,000 to $15,000
Dynamic warning sign which advises through traffic that a stopped vehicle is at the intersection and may enter the intersection	Unknown	20-30 crashes in 5 years	10-20 crashes in 5 years	5 angle crashes in 5 years and inadequate sight distance from the stop approach	$10,000 to $25,000
Transverse rumble strips across the stop approach lanes in rural areas where noise is not a concern and running STOP signs is a problem ("Stop Ahead" pavement marking legend if noise is a concern)	28% (transverse rumble strips) 15% ("Stop Ahead" pavement markings)	5 running STOP sign crashes in 5 years	3 running STOP sign crashes in 5 years	Inadequate stopping sight distance on the stop approach	$3,000 to $10,000
Dynamic warning sign on the stop approach to advise high-speed approach traffic that a stopped condition is ahead	Unknown	8 running STOP sign crashes in 5 years	5 running STOP sign crashes in 5 years	Inadequate stopping sight distance on the stop approach	$10,000 to $25,000
Extension of the through edge line using short skip pattern may assist drivers to stop at the optimum point	Unknown	10 crashes in 5 years	5 crashes in 5 years	Wide throat and observed vehicles stopping too far back from the intersection	Less than $1,000
Reflective stripes on sign posts may increase attention to the sign, particularly at night	Unknown	10 crashes in 5 years	5 crashes in 5 years	Sign visibility or conspicuity significantly degraded particularly at night	Less than $1,000

Table 1: Crash Reduction Factors, Typical Crash Thresholds, Additional Application Factors, and Estimated Implementation Cost Ranges for Countermeasures at Stop-Controlled Intersections

Figure 6: FHWA SA-09-020 Publication intersection safety strategies

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The FHWA also has an Unsignalized Intersection Safety Strategies Brochure, that lists low-cost solutions to common intersection problems (https://safety.fhwa.dot.gov/intersection/stop/fhwasa15085.pdf).

Several examples of the strategies are shown in Figure :and Figure :

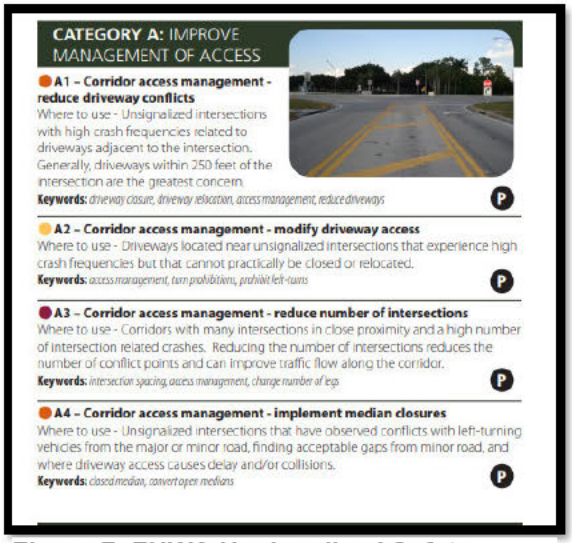


Figure 7: FHWA Unsignalized Safety Strategies Brochure, Access Management



Figure 8: FHWA Unsignalized Safety Strategies Brochure, Improve Driver Awareness

PennDOT Publication 638, Highway Safety Program Guide, also lists 5 countermeasures for stop controlled intersections (see Figure).

Table 5.6.10–1: Stop Control Intersection Crashes Countermeasures

Countermeasure #	Countermeasure	Effectiveness	Relative Cost
		Crash Reduction Factor (%)	$ = Low Cost $$ = Moderate Cost $$$ = High Cost
Countermeasure #1	Stop Control Signing and Pavement Marking Improvements	25% for angle crashes	$
Countermeasure #2	Lighting at Stop Control Intersections	40% for night crashes	$$
Countermeasure #3	Skid-Resistant Overlay at Stop Control Intersections	40% for wet pavement crashes	$$
Countermeasure #4	Mainline Left Turn Lanes at Stop Control Intersections	45% for left turn crashes, roundabouts can reduce non-fatal crashes by 82%	$ - $$$
Countermeasure #5	Intersection Warning Treatment (IWT) at Stop Control Intersections	Unquantified but significant reduction in angle crashes	$

Figure 9: PennDOT Pub 638 countermeasures

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Intersection Safety Suggestions

Based on a review of the crash history, a field review of the intersection, and safety resources, LTAP developed a series of safety suggestions for the intersection. The Township will need to coordinate with PennDOT for several of the suggestions since S. Hoernerstown Road is a State Route.

Sight Distance

The township should periodically assess the vegetation on the south side of the intersection to ensure sight distance remains acceptable.

All-Way Stop

Since this is the intersection of a local road with a state route, PennDOT will be responsible for studying and determining if an all-way stop is appropriate at the intersection. This analysis can serve as a preliminary assessment to determine if an all-way stop meets warrants (FHWA Strategy F1). There are warrants from the MUTCD for an all-way stop in Section 2B.07:

04 *The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*

- *A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*
- *B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*
- *C. Minimum volumes:*
  1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
  2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
  3. *If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*
- *D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

Option:

05 Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Warrant A is not applicable, and Warrant B is not met per the crash data from PCIT. Warrant C and D were not assessed since traffic data was not collected from the intersection. However, given the average daily traffic volumes on S. Hoernerstown Road (4,126 vpd) and the volumes on N. Duke St (495 vpd), it is unlikely the volume

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thresholds would be met. A traffic count that determine current traffic volumes at the intersection is necessary for a full assessment of this warrant.

For the optional criteria, Option A is not applicable. Despite the six angle crashes, only one of the six from the PCIT data involved vehicles turning left and therefore the criteria for optional A is not met.

For optional criteria B, from the field view, there were a several pedestrians and bicyclists crossing the south side of N. Duke Street. An all-way stop might be warranted to reduce conflicts between vehicles, pedestrians, and bicyclists.

For optional criteria C, sight distance, we conducted a sight distance study per the requirements in PennDOT publication 212. At the intersection, sight distance was found to be acceptable on all approaches and therefore the criteria for optional C is not met.

For optional criteria D, neither N. Duke St nor S. Hoernerstown Rd are neighborhood collector streets.

Reduce Conflicts Through Geometric Design Improvements

Longer term, the township can consider installing a roundabout or mini roundabout (FHWA Strategy B14). This is a high-cost measure but an effective strategy for unsignalized intersections with crash history.

Improve Driver Awareness

1. Improve nighttime visibility of the intersection by providing lighting (FHWA Strategy E2).
2. Provide pavement markings with supplementary messages such as STOP AHEAD (FHWA Strategy E7)
3. Provide intersection warning signs (FHWA Strategy E11). PennDOT has already installed intersection warning signs on both approaches.

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Further, PennDOT Pub 638 has an intersection warning treatment (see Figure) that can be considered by PennDOT. There are specific warrants and criteria for application of this treatment, and PennDOT will determine if this treatment is appropriate.

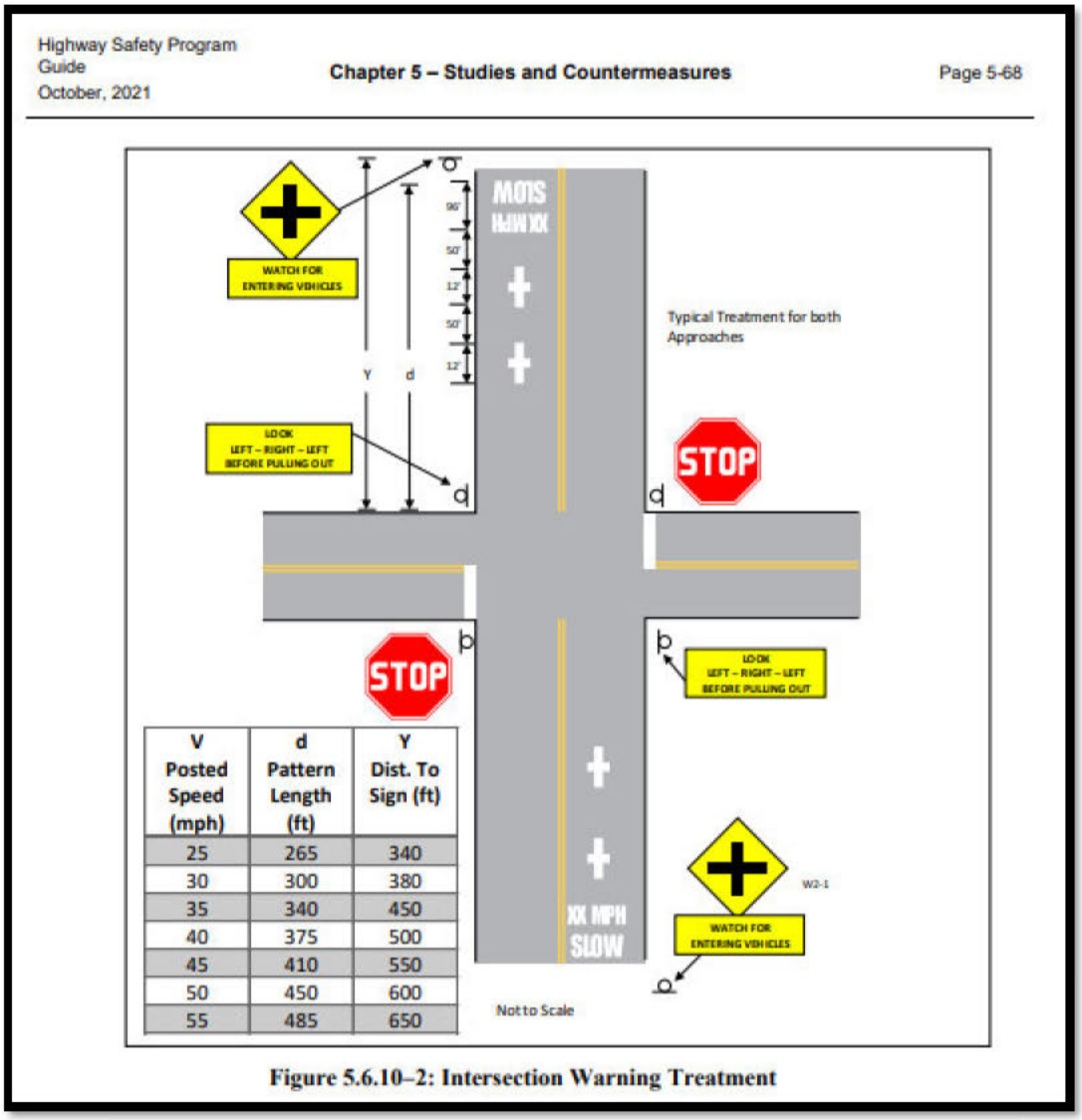


Figure 0: PennDOT Pub 638 intersection warning treatment

Enforcement/Education

The Township can consider providing targeted enforcement at the intersection to improve compliance with speed limits and the rules of the road (FHWA Strategy G1 and H1). While this type of enforcement may be difficult, consistent police presence may help with following the rules of the road, and lower speeds on N. Duke St and S.

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Hoernerstown Road, which will provide more time and gaps for vehicles to proceed from East and West Beacon Drive.

Summary and Next Steps

Based on a field view of the intersection, a review of crash data, and a review of traffic safety references, a series of short-term and long-term safety suggestions can be reviewed and implemented at the intersection. The Township can consider the merits of each of the options and choose which to implement. The Township must also coordinate any improvements with PennDOT.

References

Field observations, discussions with municipal personnel, highway safety research and traffic engineering experience are largely responsible for the content and findings of this memo. In addition, specific references that were consulted include:

- 2009 Current Edition of the Manual on Uniform Traffic Control Devices (MUTCD)
- PennDOT Publications 46, 111, 212, 236, and 638
- FHWA Unsignalized Intersection Safety Guidance (https://safety.fhwa.dot.gov/intersection/stop/):
    - Unsignalized Intersection Improvement Guide (NCHRP/FHWA/ITE, 2015)
    - Proven Safety Countermeasures – (https://safety.fhwa.dot.gov/intersection/stop/fhwasa18047.pdf, FHWA, 2022)
    - Low-Cost Safety Enhancements for Stop-Controlled and Signalized Intersections (https://safety.fhwa.dot.gov/intersection/stop/fhwasa09020.pdf FHWA, 2009)
    - Intersection Safety: A Manual for Local Rural Road Owners (https://safety.fhwa.dot.gov/local_rural/training/fhwasa1108/ FHWA, 2011)
    - Intersection Safety Strategies Brochure, Second Edition, FHWA-SA-15-085 (https://safety.fhwa.dot.gov/intersection/stop/fhwasa15085.pdf)
    - ITE Unsignalized Intersection Improvement Guide (https://toolkits.ite.org/uiig/)

Pennsylvania LTAP is willing to clarify and provide additional information relating to any of the potential solutions listed.

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pennsylvania
DEPARTMENT OF TRANSPORTATION

TRANSPORTATION IMPACT STUDY (TIS) DETERMINATION & SCOPING MEETING APPLICATION

Scoping Meeting Application: Received

Scoping Meeting Date: _____ Scoping Number: S0820240006

Tax Parcel Number: _____

Project/Development Name: Hummelstown Quarry Residential

Applicant Information:

Business Partner ID: _____

Applicant Name: HCI DP Land Acquisition LLC

Phone: 2027474583 Email 1: dgordon@hanoverco.com

Primary Contact: Dan Gordon Email 2: _____

Additional Engineering Firm Information:

Business Partner ID: 000094

Engineering Firm: Traffic Planning and Design, Inc.

Phone: 717-234-1430 Email 1: jneal@trafficpd.com

Primary Contact: Jarred Neal Email 2: _____

Creator Information:

Business Partner ID: 000094 Firm Name: Traffic Planning and Design, Inc.

Phone: 717-234-1430 Email 1: jwheeler@trafficpd.com

(1) LOCATION OF PROPOSED DEVELOPMENT:

PennDOT Engineering District: 08 Email: _____

County: Dauphin Email: bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org

Municipality: SOUTH HANOVER Email: bengle@rettew.com; lwuestner@southhanover.org

NO.	SR	Segment	Offset	Average Daily Trips	Driveway Classification	Local Road
1	2021	0030	0180	252	Low Volume	Yes
2	2021	0030	0485	252	Low Volume	Yes
3	2021	0030	0485	292	Low Volume	Yes

Are there any vehicle weight or size restrictions along the SR in accordance with 75 PA C.S. ss 4902? : No

(2) DEVELOPMENT SCHEDULE AND STAGING:

Multi-Stage Development ? No
Anticipated Opening Date: 03-01-2026
Full Buildout Date: 03-01-2029

Describe Proposed Development Schedule/Staging:
N/A.

(3) TRIP GENERATION:

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
Single Family Detached Homes - 26 units	210	Yes	292	5	17	18	10		
Single Family Detached Homes - 47 units	210	Yes	504	9	28	31	18		
		TOTAL:	796	14	45	49	28	0	0

(4) TRANSPORTATION IMPACT STUDY REQUIRED?

Transportation Impact Study Required? No

If Yes, based on:

Other considerations as described below:

(5) TRANSPORTATION IMPACT ASSESSMENT REQUIRED?

Transportation Impact Assessment Required? Yes

(6) STUDY AREA:

Roadway and Study Intersections:
Grandview Drive (SR 2021) and Proposed Site Access intersections.

Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):
Suburban Neighborhood

Known Congestion Areas:
None to TPD's knowledge.

Known Safety Concerns:
To be determined.

Known Environmental Constraints:
None to TPD's knowledge.

Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):
Paved shoulders and/or travel lanes currently accommodate pedestrian/bicycle traffic throughout the site frontage.

Transit Review (Current routes/stops):

Dauphin County is provided with public transit via Capital Area Transit (CAT). There are not currently any scheduled routes or stops within the study area.

(7) STUDY AREA TYPE:

Study Area Type: Urban

(8) TIS ANALYSIS PERIODS AND TIMES:

Analysis period and times notes:
Weekday A.M. Peak Hour (6-9 a.m.) and Weekday P.M. Peak Hour (3-6 p.m.) 2024 Existing Conditions; 2029 Base (no-build)/Projected (build)/Projected (build) with improvements.

(9) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment (Identify counts requiring adjustment and methodology):
N/A.

(b) Annual Base Traffic Growth: 0.25 %/yr. **Source:** PennDOT BPR statistics (Aug 2024 to July 2025)

(c) Pass-By Trips (Attach justification where required):

NO.	Land Use	%	Source

(d) Captured Trips for Multi-Use Sites:
N/A.

(e) Modal Split Reductions:
N/A.

(f) Other Reductions:
N/A.

(10) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

Notes:
Hummelstown Quarry (Warehouse); Hershey West End; U-Haul; Hershey Outparcels; Cocoa Packs; Troeg's Expansion; PSP Academy, Swim Hershey as appropriate.

(11) TRIP DISTRIBUTION AND ASSIGNMENT:

Trip Distribution Notes:
New trips for the proposed development will be distributed based on the following: (1) a gravity model based on where residents within the Township are employed; (2) site driveway locations/configurations; (3) most logical route of travel.

(12) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

NO.	Location	Period	Type
1	Grandview Drive (SR 2021) along Site Frontage	7-day	ATR

(13) CAPACITY/LOS ANALYSIS:

NO.	Location	Period	Type
1	Grandview Drive (SR 2021) & Site Access Locations	AM Peak, PM Peak	HCM 6th from Synchro 11

(14) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

Roadway Improvements:
TPD will include planned improvements associated with the identified nearby developments, as appropriate.

(15) OTHER NEEDED ANALYSIS:

(a) Sight Distance Analysis:
A sight distance analysis will be performed at the proposed site driveway locations, based on AASHTO intersection sight distance criteria, as applicable.

(b) Signal Warrant Analysis (Identify locations):
If necessary, TPD will complete signal warrant analyses at the unsignalized study area intersections and/or proposed site driveway locations.

(c) Required Signal Phasing/Timing Modifications (Determine for all signalized intersections; specify methodology):
If necessary, TPD will make recommendations for traffic signal timing and/or phasing modifications based on the results of the analysis.

(d) Traffic Signal Corridor/Network Analysis (Identify locations/methodology):
If necessary, TPD will make recommendations for traffic signal corridor improvements.

(e) Analysis of the Need for Turning Lanes (Identify locations/methodology):
TPD will analyze auxiliary turn lane warrants at the proposed site driveway locations and the study area intersections (as applicable) during the full build-out condition. The warrant analysis methodology contained within Chapter 11 of PennDOT's Publication 46 will be utilized for this analysis.

(f) Turning Lane Lengths (Identify methodology to be used):
TPD will analyze auxiliary turn lane lengths at the proposed site driveway locations and the study area intersections as necessary during full build-out condition. The analysis methodology contained within Chapter 11 of PennDOT's Publication 46, as well as 95th percentile queue lengths will also be considered for evaluation of turning lane lengths.

(g) Left Turn Signal Phasing Analysis (Identify locations/methodology):
TPD will analyze left turn signal phasing only where signal phasing changes are proposed (please see • Required Signal Phasing/Timing Modifications for more information).

(h) Queuing Analysis (Identify locations/methodology):
TPD will provide 50th percentile (Synchro only) and 95th percentile (Synchro and HCM) queue lengths for all approaches of the proposed site driveways and study area intersections during all time periods analyzed (as applicable). This analysis will be completed using the Synchro 11 software which is based on the methodologies contained in the Highway Capacity Manual, 6th Edition (HCM). Both HCM and Synchro queue results will be summarized in tabular format.

(i) Gap Studies (Identify locations/methodology):
A gap study will be provided if necessary.

(j) Crash Analysis (Identify locations):
TPD will conduct and submit a crash data analysis under separate cover that will contain an analysis of reportable crashes for the study area intersections and key corridors for the most recent five years, summarizing any trends in crash data. Including mitigation options if crash trends are present at an intersection or along a corridor.

(k) Weaving Analysis (Identify locations):
N/A.

(l) Other Required Studies (Specify locations/methodology):
1. Electronic synchro files will be provided. 2. Intersection Control Evaluation (ICE) will be provided as applicable.

(16) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

Additional Comments:
The development will consist of a total of 74 single-family detached homes (26 on southern tract and 47 on northern tract).

PennDOT Review Comments: (Current Cycle Comments)

After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.

This Electronic Copy Created on: 2024-09-06 08:55:08

Jason

Jason Wheeler, **PTP**, *Project Manager*



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****Please note our URL has changed from **TrafficPD.com** to **TPDinc.com**, which includes updates to all TPD staff members' email addresses.*

From: ePermitting Help <penndotepermittinghelp@pa.gov>
Sent: Thursday, September 5, 2024 12:36 PM
To: dgordon@hanoverco.com; Neal, Jarred <jneal@trafficpd.com>; Wheeler, Jason <jwheeler@trafficpd.com>; ekinard@pa.gov; dnoles@state.pa.us; RA-pdDist80Signals@pa.gov; bwarner@tcrpc-pa.org; sdeck@tcrpc-pa.org; chuckemerick@derrytownship.org; estump@hrg-inc.com; bengle@rettew.com; lwuestner@southhanover.org; jstates@grovemiller.com
Cc: RA-PDEPSPROD@pa.gov
Subject: :: Scoping Meeting Application - Submitted - Application Number is : S0820230151 (Sent on: 09/05/2024 12:35:44 PM)

The TIS Determination and Scoping Meeting Application has been submitted to PennDOT successfully.

PennDOT will review the scoping meeting application (attached) and associated material (listed below) and respond via e-mail.

To access the application in EPS, please click on the below link.

The Following documents can be accessed in the ePermitting System:

1 : 03 - Trip Gen_Distribution Calcs.pdf
2 : 01 - Location Map.pdf
3 : 02 - EXB_Hummelstown Quarry [Exhibit 5] 2D LAYOUT.pdf
4 : 01 - Loc Map_v2.pdf
5 : 03 - Trip Generation & Distributions_v2.pdf
6 : 04 - Existing Conditions_Count Data.pdf
7 : 05 - Project Correspondence.pdf

Click here to access the Scoping Application

PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL