

**MINUTES OF THE HANOVER BOROUGH COUNCIL -  
PENN TOWNSHIP BOARD OF COMMISSIONERS  
PUBLIC HEARING FOR THE JOINT COMPREHENSIVE PLAN**

**December 17, 2014**

Hanover Borough Council President John Gerken convened the meeting of the Hanover Borough Council – Penn Township Board of Commissioners Public Hearing for the Joint Comprehensive Plan on Wednesday Evening, December 17, 2014 in the Hanover Borough Council Chamber, 44 Frederick Street, Hanover, PA at 7:00 PM.

The meeting began with the Pledge of Allegiance to the United States of America and a moment of silence.

**Attendance:** In attendance were Hanover Borough Council Members Mr. Gerken Mrs. Griffin, Mr. Marcoccio, Mr. Morris, Mr. Reichart, Mr. Roth and Mrs. Yingling; Mayor Adams; Solicitor Yingst; Borough Manager Krebs and Secretary Miller. In attendance for the Township of Penn were Commissioners Mr. Felix, Mr. Heilman and Mr. Klunk; Manager Garvick and Secretary Rodgers; and Ms. Michelle Brummer, AICP | Associate, Environmental Planner with Gannett Fleming Engineering. This represented a quorum of both municipalities.

Michelle Brummer was present from Gannett Fleming Engineering and gave an overview of the Joint Comprehensive Plan with a Power Point presentation. The Comprehensive Plan is a ten (10) years blueprint for policy, action and investment in community and economic development. The benefits include prioritizing municipal activities and investments. The plan was prepared jointly by a steering committee consisting of Hanover Borough and Penn Township officials, Main Street Hanover; York County Representatives and Gannett Fleming Engineering. The population is projected to continue growth from each municipality's current population of approximately 15,000.

Ms. Brummer discussed the many objectives of the Joint Comprehensive Plan:

- To benefit the growth of downtown Hanover.
- To retain, grow and attract education, workforce development and support key industries while encouraging expansion.
- To support land use and development by revising ordinances to address administrative challenges and to take a leadership role in redevelopment.
- To improve circulation, parking and connectivity including Center Square operations, safety issues, maintain adequate parking, transit infrastructure, bicycle and pedestrian infrastructure.

- To address maintenance and operation of utilities with efficiency; updating utility standards including education and expansion.
- Maintain good community service and partnering with the Library.
- Insure that parks and recreational facilities are safe and accessible, and focusing on development and enhancement.
- Insure the character of the community for future generations with historic preservation, enhancement of public areas and civic spaces, while strengthening policies and development standards.
- Preparation for future land use by initiating zoning map changes within each municipality; and implementing land use designations and zoning ordinance revisions for sixteen (16) targeted areas.
- Insure regional consistency with adjacent municipalities, Hanover Regional Economic Development Planning and County Planning agencies.
- The final steps are to conduct the review and adoption process by holding tonight's public hearing, addressing recommendations for approval, making final revisions, with the final step of adopting the plan by resolution of Hanover Borough and Penn Township officials.

At this time, Ms. Brummer asked if there were any comments from municipal officials or the public.

Mr. Joseph Klunk, Penn Township Commissioner wanted to make sure York County comments were addressed and included as necessary. Ms. Brummer reassured Mr. Klunk of same.

Mr. Macroccio, Hanover Borough Council Member asked where the plan could be reviewed. Ms. Brummer replied the plan has been available on the website [www.hanoverpennplan.com](http://www.hanoverpennplan.com) which was included in the legal ad for the public hearing.

Mr. Dan Brady, 931 East Walnut Street, Hanover, PA expressed concerns about the future circulation of traffic, specifically in reference to the truck routes through town. There are no arrows at Elm Avenue for the current route and should be appropriately signed for truck traffic. He suggested the left turn stop bar on High Street be moved back at the intersection of High Street, Centennial Avenue and Frederick Street. It would be helpful to put arrows at Grandview Road and Route 216 to prevent accidents. Mr. Brady supports the idea of a roundabout in Center Square and suggested that Frederick Street be designated as a one way street, as he feels the traffic flow improves with one way streets. Mr. Brady asked Ms. Brummer to what extent the County is involved, and Ms. Brummer replied that the plan needs to be consistent with the County Comprehensive Plan. Mr. Brady stressed the need for left turn traffic signal arrows in the downtown area.

Mr. Steve Harrell, 407 Charles Avenue, Penn Township, noted he has read the entire plan and questioned the reference to Borough/Township on page 3. Mr. Harrell asked what the word "underutilized" means. Ms. Brummer replied it refers to the zoning code regarding vacant properties. Mr. Harrell questioned the reference to below market housing between South Railroad Street and Eagle Avenue; the reference on page 40 to "take aggressive and legal options, i.e., eminent domain"; the reference to "assessed" on page 41; the reference in Chapter 12 to "establishing a rental inspection program" and stressed the need for outside investment. He noted there are no good highways to get to Hanover and thus makes it difficult to attract outside investment. Getting to Hanover is the biggest problem.

Scott Roland, 307 Primrose Lane stated there is a general lack of understanding of the Comprehensive Plan, noting it has been posted online for over a year now. He stated he is pleased with the overall plan and it is the road map the area needs to proceed to the future. Mr. Roland questioned the need to consider an architectural review board. He stated his support of the requirement for rental housing inspections, because of Mr. Harrell's comment, noting that many property owners become disengaged, and thus we have many low quality rental units. He supported the statements of Mr. Brady and feels the lack of an interstate highway is not a detriment, but a positive point.

Mr. Dan Brady, 931 East Walnut Street stated that he was on the Committee for the Hanover Bypass twenty-five (25) years ago, and he has all the original documents and notes if anyone is interested.

Mr. Zach Steckler, Hanover Borough Engineering Department responded to Mr. Roland and Mr. Harrell and agreed that there is a lot of confusion regarding the Comprehensive Plan as a whole, stressing it is a long range plan and it outlines various guidelines and recommendations for the future. The plan includes items to be explored and could be changed or altered as necessary. The purpose of the plan is to formulate a guide and give examples.

Mr. Timothy Seitz, 230 Primrose Lane, Hanover, PA stated he feels that the Comprehensive Plan is a positive and optimistic look toward the future, and considers it as a vision or roadmap to where we want to go. He views the plan as an avenue to make Downtown Hanover a destination and encouraged all to become involved.

Hanover Borough Council President Gerken asked if the bypass around McSherrystown is in the plan. Hanover Borough Manager Krebs replied it is mentioned, but it will be addressed and formulated within our municipalities as the concept develops.

Hanover Borough Council Members and the Penn Township Board of Commissioners directed Gannett Fleming to proceed with the final revisions to the Comprehensive Plan for their consideration and approval.

Hanover Borough Council President Gerken thanked all for their attendance and participation in the hearing this evening.

**Adjournment:** It was moved by Mr. Morris, seconded by Mr. Roth to adjourn the meeting at 8:00 PM. Motion carried.

Respectfully submitted,

  
Dorothy C. Miller  
Hanover Borough Secretary