No: 25-003

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	West Hanover Township	Surveyor	Akens Engineering	Engineer	Akens Engineering
Plat Title	Lifepoint Church Building Addition				
Zoning District	CH: Commercial Highway	Proposed Land Use	Church (General Assembly)		

Plat Status:	Preliminary	**Plat Type:**	Subdivision	**Regulations:**	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		Acreage Subdivided/ Developed	0.41	Total Acreage	1.04

Date Received	111/26/2024	Staff Review	12/12/2024	Official County Review	12/12/2024

Reviewed by BW Checked by _____ Parcel No: *68-032-036*

Project Description: Construction of a building addition to the existing Lifepoint Church Building

- ***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.*

Waivers or Variances Requested

1. Section 168-16: Volume Controls (SWM Waiver)
2. Section 195-403.B.(3).(a)- Buffer Yard and Screening (Zoning Ordinance)

Comments:

1. The following certifications, signatures, and approvals (**or** approved waivers) are required prior to plan recording:
    a. Ownership and dedicatory statements with notarization [S-LD §173-15-B-19]
    b. Approval blocks to be signed by the Planning Commission and Board of Supervisors [S-LD § 173-15-B-19]
2. A copy of the sewage module for land development or other documentation approved by DEP shall be provided to the Township [S-LD § 173-15-C-2]
3. Existing driveway locations depicting sight distance and sight triangle in accordance with § **173-25L(10)**.
4. Plan Note # 8 references no access to a state highway that will require a PennDOT HOP, it is recommend that plan note be removed or updated to meet the requirement of a driveway accessing a Township Street. Per the West Hanover Township Subdivision ordinance where the proposed land development abuts a Township Street, each lot must be approved by the Township Engineer that proper site distance other safety requirements contained in this chapter have been met. The following note shall be added to the plan as follows[S-LD § 173-15-C.4]:
    a. "No building permit will be issued until the Township Engineer has verified the sight distance."

5. A final stormwater management plan (SWM plan), approved by the Township Engineer, includes appropriate permit transfers of maintenance and access easements prior to Township acceptance. (See Article **VII** of this chapter.) [S-LD § 173-15-C.6]
6. All proposed sidewalks shall be constructed in accordance with Section 173-25.F(14) of the West Hanover Township Subdivision Ordinance.
7. Certificates of agreement to provide service from all applicable utility companies (Electric,gas,etc) shall be provided if not done so already [S-LD § 273-15-C-16]
8. The landscape plan shall be prepared and certified by a landscape architect. [Z.O. § 195-403.C-6]
9. A buffer yard of 50 feet shall be required between residential uses or districts and nonresidential uses. Level 3 screening shall be required within the buffer yard. [195-403.3.a] - The plan indicates the applicant is aware a variance will be needed as the proposed building will be constructed within 23 feet of the property line. Has the process been started in submitting to the Township for zoning relief of this requirement? If so, it should be clearly indicated on the plan for reference.
    a. Is there any type of proposed landscaping / buffer yard to the west of the proposed addition between the church and neighboring residential house? It is recommended Twp. personnel determine the amount of screening that should be installed between the properties.
    b. The proposed screening on-site shall be in accordance with the requirements set forth in Section 195-403.D.1.c of the West Hanover Township Zoning Ordinance.
10. All institutional uses shall provide ADA accessible parking spaces according to the Uniform Construction Codes, Chapter 88 of the West Hanover township code. [Z.O. § 195-418-B.2]
    a. Currently in the off-street parking table, it is showing 2 existing Handicapped spaces and proposing 5 additional spaces. Clarification on where the proposed spots will be. If there are no proposed ADA spots, the parking table shall be updated accordingly.
11. The parking table displayed on the cover sheet is referencing the parking requirements for “House of worship” as stated in the zoning ordinance. The plan indicates the proposed use as “Church, General Assembly” which requires a parking demand analysis in pursuant to Subsection D. DCPC recommends the Twp. Zoning Officer determine which off street parking requirements are appropriate for the use. [Z.O. § 195-418]
    a. In addition, the parking table is displaying there are 62 new parking spaces proposed. It should be clearly labeled on the plan where these proposed spots are located. Assuming there are no proposed spots, the parking table should be updated to reflect the correct number of parking spaces that currently exist.
12. The applicant is required to submit a written computation of the required off-street parking based on the estimated parking demand for the proposed use. [**Z.O. § 195-418-D-1]. –** if there is no additional parking proposed with the building addition. Twp. personnel shall determine if any additional computation is needed.
13. A parking analysis report shall be prepared and include the following information stated in **Section 195-418-D-2** of the West Hanover Township Zoning Ordinance. if there is no additional parking proposed with the building addition. Twp. personnel shall determine if any additional analysis is needed.
14. All lighting used to illuminate off-street parking or loading areas shall be in accordance with § 195-415 of this chapter. [**Z.O. § 195-418-E-8-b]**
15. All landscaping related to off street parking shall be in accordance with **Section 195-418-E-9** of the West Hanover Township Zoning Ordinance.

General Comments

1. Have emergency services had the opportunity to review the plan and provide comments?

Plan No. 25-003

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 ()	✓		
Water supply – public (✓) 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	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown		✓	
28. Traffic study completed			✓
29. Recreation area shown/fee in-lieu-of provided	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown		✓	
32. Dedicatory statement shown	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		