

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, APRIL 5, 2010**

WORKSHOP SESSION

CALL TO ORDER – 6:00 p.m.

Ms. Turns called the workshop to order at 6:00pm

ROLL CALL

Linda Turns, Chairman
Chris Scott, Secretary/Treasurer
Bill Ostermayer, Supervisor

Jay Megonnell, Vice Chairman
Adam Klein, Supervisor

WMS Keystone- Text Amendment to Zoning Ordinance

Jeff Ernico, legal counsel for WMS Keystone addressed the Board and stated he would like to present a proposed text amendment to the Township's Zoning Ordinance. He and WMS are here to get a sense of direction of the Board regarding the development of the proposed Rothford Crossing which is located along Route 39. The tract is currently zoned NC (Neighborhood Commercial) along the front with the back two parcels zoned R3 (Suburban Residential) and they are not looking to rezone the property. WMS Keystone gained from the last visit in 2009 that traffic is really an issue along Route 39 and he believes that the amendment to the Zoning ordinance will help relieve this problem. Mr. Mark Johnson of RGS Associates reviewed for the Board a zoning map, aerial views, survey of the property and a proposed site design. Rothford Crossing would be a 280 unit development. Mr. Leonard and Mr. Johnson visited the site to get some direction regarding and address some of the environmental features.

Craig Mellott, of Traffic Planning and Design, Inc. reviewed a traffic analysis, a traffic signal, and preliminary plans to the Board. There was discussion regarding density, traffic and road improvements. It was discussed that the process with Penn Dot will take many years of work.

Mr. Leonard will work with Mr. Ernico regarding the proposed changes regarding the context for clarification. Mr. Leonard will then report the Board the zoning office viewpoint on the proposed changes and any ramifications at the June 7th meeting. Once reviewed by the Board it will then go before the Planning Commission and the Dauphin County Planning Commission.

ADJOURNMENT: 6:45 p.m.