

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS  
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112  
MONDAY, NOVEMBER 1, 2010**

**WORKSHOP SESSION: 6:00 PM**

**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

**PUBLIC COMMENT: None**

**OLD TOPICS: None.**

**NEW TOPICS:**

Discussion – Fitzpatrick Property proposal, Forrest Troutman, Yingst Homes- Mr. Troutman and Richard Yingst presented to the Board plans for a subdivision of the Fitzpatrick farm into 10 land parcels. The land is located on the corner of Moyer Road and Fairville Avenue. They had a pre application meeting with Township staff where a few issues were brought up which they would like to discuss with the Board. Mr. Troutman stated that the two issues to discuss were the request for a waiver to not widen both Moyer Road and Fairville Avenue and the EPOD issue on proposed Lot #10. Currently there are no sidewalks or curbing on the property. The Township has installed a stormwater pipe with catch basins in the area and there may be a potential for problems with the proposed driveways. Mr. Troutman presented the idea of installing a concrete reinforced apron for driveways at Lots 7, 8, and 10, which is suggested by the developer's engineer. The developer is looking for a waiver to widen the road as well as the ability to install the concrete reinforcement aprons for the driveways.

***Mr. Megonnell moved, seconded by Mr. Ostermayer to approve the waiver to not widen Moyer Road and Fairville Avenue contingent upon the Township Engineer's review of the proposal.***

Mr. Brulo, the Township Engineer stated that he had met with the developer's engineer and they discussed the roadways. Mr. Brulo stated that there are a range of scenarios which are possibilities for this project which he discussed with the developer's engineer. If the Township agrees to any or all of the requested waivers, perhaps the developer would make a contribution for the value of those improvements to be used in the property area for other improvements which would benefit the developer and the Township. Mr. Brulo didn't commit to any specific solution; he only discussed the possible solutions. There was general discussion regarding the stormwater management of the property to meet permit and ordinance requirements.

Mr. Megonnell stated he would like to restate his motion as follows:

***Mr. Megonnell moved, seconded by Mr. Ostermayer to waive the widening of Moyer Road and Fairville Avenue contingent upon the specifications being reviewed for the cement going over the pipes by the Township Engineer. Motion passed unanimously.***

Mr. Troutman brought up the EPOD on Lot #10; there were various conversations among groups regarding the issue. Mr. Troutman stated that this would be a conditional use not a zoning issue.

Mr. Leonard, Township Zoning Administrator, stated that he plan has not been officially submitted to the Township. The Township Planning Commission and Dauphin County must review the plan prior to it being presented to the Board for review.

Mr. Brulo asked for confirmation that the driveway on Lot #10 would not be in the wetland area but in the buffer area, he stated DEP wouldn't have an issue with that as long as this wouldn't cause any secondary impacts the wetlands. He asked for confirmation that this would be a conditional use not a Zoning Hearing Board issue. Mr. Leonard confirmed that it was changed about 5-6 years ago from a Zoning Hearing Board issue to a conditional use hearing.

The engineer for the developer will continue with the plan and it will be submitted to the Township Planning Commission and the County for Preliminary Plan review. The developer will apply for a conditional use hearing.

Presentation – Fire Station Status report, Denny Sowers, SGS Architects- Denny Sowers informed the Board that the project is on schedule and he has 60% of the drawings completed. He presented to Solicitor Yost the bidding documents, contracts, insurance requirement for contractors, and invitation to bid for his review. He would like to have Solicitor Yost's comments and/or suggestions by the middle of December to remain on schedule.

Project target dates are as follows:

- January 18, 2011- Board of Supervisors to authorize the advertisement for construction bids.
- January 24, 2011-Bid advertisement appears, bid documents available
- February 10, 2011-Pre bid conference on site 3:00pm
- February 24, 2011-Bids due
- March 7, 2011-Board of Supervisors to award bid.
- March-Notice to proceed
- April-Ground Breaking

Mr. Sowers brought up to the Board the funding source for the project. He stated that once the project goes out to bid, bidders have the right to ask how the money for the project is being funded. He will provide another cost estimate to the Board once the drawings are complete. Ms. Turns stated that the Board will have the funding ready by January 1, 2011. Mr. Sowers will meet with Harold Arndt, Codes Administrator in December to start the plan review .When the drawings are completed he will review them with the Board at the workshop on December 13<sup>th</sup>. Mr. Sowers

stated that he has worked closely with the fire department on the small details of the plan and Bill Swanick from HRG on the land development coordination.

Other Workshop Items/Information – Ms. Turns brought up the Scope of Work for Houck Manor. A few Board members have walked the area and there is a question on what work needs to be completed and who should complete the work. She asked Mr. Brulo for an update on the Scope of Work. He informed the Board that the design has begun, they are determining the size of the pipes for the project and permit work has begun. There was discussion regarding Public Works completing the project or a portion of the project. Mr. Brulo stated that he can do the plans to reflect the job for Public Works to complete; this would involve scaling back the preparation and design. All plans must meet with DEP standards; if wetlands are involved DEP approval is required. It was the consensus of the Board to meet with Harold Harman, Roadmaster, to determine what projects in the Township have priority and how this project would place time constraints on them. The Board decided to have Mr. Brulo put the project on hold until they can meet with Mr. Harman; however he will continue to work on the permit package and will meet with the Township Manager to move forward on that portion of the project.

Mr. Megonnell brought up the issue that occurred at the Compost Center. The State Police have not responded to the staff's request to investigate the issue. It was decided that Ms. Turns would contact Sergeant Wellman to follow up on the incident.

**ADJOURNMENT: 6:45 PM**