

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS  
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112  
MONDAY, APRIL 11, 2011**

**WORKSHOP SESSION: 6:00 PM**

**CALL TO ORDER – 6:00 p.m.**

Mr. Klein called the workshop to order at 6:00pm

**ROLL CALL**

Adam Klein, Chairman  
Linda Turns, Secretary/Treasurer  
Bill Ostermayer, Supervisor

Jay Megonnell, Vice Chairman  
Chris Scott, Supervisor

**PUBLIC COMMENT:**

Don Steinmeier, 11 North Fairville Avenue- Mr. Steinmeier asked if drain pipes were going to be run to Woodside Avenue when the work is being done on the Stofko/Getty project. Ms. England said that pipes are only going to be installed across Fairville Avenue to connect behind the Getty property. There has been no plan design as of yet.

**OLD TOPICS: None**

**NEW TOPICS:**

Discussion – Transient Retail Business Ordinance Text Amendment- Mr. Leonard, Zoning Administrator, explained the text amendment is necessary to the Transient Business Ordinance due to outdated language and items that are vague and require clarification. Mr. Leonard began the discussion reviewing the definitions and license requirements. Approximately eight permits are issues per year. There was discussion among the Board regarding what the transient business retail licenses is based upon. Ms. Turns brought up that the definition of temporary which is listed as a period of time of 30 consecutive days. She said that based on the definition, American Pie should not have been issued a Transient Business License. Mr. Leonard brought up that every permit within the Township can be renewed, which brought up the discussion of what parameters are in place for permit renewals. There was discussion regarding what attempts have been made by American Pie to secure a new location. Ms. Turns stated that all businesses in the Township must meet all Township regulations and requirements and that all businesses need to be treated equally.

Kirk Collins, 8017 Jonestown Road- Mr. Collins, owner of American Pie addressed the Board. He stated that the business is compliant with all required state licenses and inspections. He has contacted PennDot regarding purchasing the land near his location to be used for parking. PennDot can't do anything with the land until the Exit 77 Interchange project is completed by the general contractor Pennsy Supply. Mr. Collins stated that the current location was a business for twenty years before he purchased the property. His plans are to tear down the current building and rebuild; however this will take time and additional financial obligations which he is currently working on.

Mr. Scott brought up the issue of stormwater management regarding the proposed changes to the American Pie location. Mr. Leonard stated that all water from that location would drain into the proposed catch basin that will be part of the Loxas hotel project. A separate stormwater plan may not be needed if changes were made to the property at 8017 Jonestown Road. Mr. Leonard reviewed the proposed changes to section 182-3 Exceptions. The Board decided to keep item 5, which states there is no license fee for any honorably discharged member of any armed service. The Board decided to allow any non-profit organization to be exempt from a license fee, the organization does not need to be located in the Township. Requirements of the license application were reviewed and discussed. Regarding the safe ingress and egress requirement, the Board stated that all PennDot requirements must be met. The Board discussed that the American Pie issue is

separate from this ordinance text amendment and can be addressed at a separate meeting. The Board discussed the definition of fixed location in regards to the issuance of a license. Solicitor Yost stated that some standards need to be set and that the proper language needs to be added to the Ordinance. There was lengthy discussion regarding the renewal of the transient business permit. Regarding permit renewal the Board discussed the number of times and length of time which a permit could be extended as well as the fee involved. It was decided that a permit can be renewed up to 90 days per calendar year, which is consistent with the requirement for Township temporary sign renewals. Mr. Leonard will make the changes proposed this evening and will present a revised text amendment to the Board for review.

Discussion – SALDO simplification for small developments- Mr. Leonard reviewed the proposed ideas to simplify requirements of a subdivision for small developers. The Board suggested reducing the number of copies for submission. It was suggested that a copy be at the Township building for various committees to review, this would reduce the number of copies. There was discussion regarding FILO funds, the option of the use of a fixed value in place of an appraisal was discussed. Mr. Leonard will work on providing generic maintenance wording regarding landscaping and open spaces; this will provide a plan of what should be done in specific areas. Solicitor Yost suggested that for a non-building lot that in addition to the plan that a separate document be recorded at the courthouse listing the deed restrictions. Mr. Leonard will make the changes proposed this evening and will get back to the Board.

Discussion – Driveways in NC District- Mr. Leonard reviewed the proposed changes to the driveway paving requirements for the Neighborhood Commercial Zoning District as requested by Board. These proposed driveway changes will affect all non-residential districts. Staff suggests adding the following:

To Section 195-138.D...Where a non-residential structure is constructed, the length of driveway to be paved shall extend from the street pavement to either the paved parking area, or the structure itself if no parking area is provided, whichever is greater.

To Section 195-138.N...Any new non-residential driveway shall be paved prior to receiving an occupancy permit.

Mr. Scott asked if the stormwater issue will be altered once the driveway has been paved on the lot at the corner of Piketown Road. Mr. Leonard believes that the issues should be resolved as a result of the paving.

Other Workshop Items/Information- Mr. Leonard informed that Board that he is still working with the County on the revision to the Flood Plain Management Ordinances.

Ms. England informed the Board that she received the contacts for the fire alarm systems for the Municipal Building and Public Works building. Both contracts include annual testing, inspection, and certification as required by Township Ordinance that the Board passed at the April 4<sup>th</sup> meeting which results in a higher cost.

*Ms. Turns moved, seconded by Mr. Scott to approve the increased cost of the contracts for the fire alarm systems at the Township Building and Public Works building. The contracts include annual testing, inspection, and certification as required by Township Ordinance. Motion passed unanimously.*

**ADJOURNMENT: 7:25 PM**

**EXECUTIVE SESSION**