

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS  
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112  
MONDAY, FEBRUARY 17, 2009  
WORKSHOP SESSION**

**CALL TO ORDER**

Mr. Hartman called the meeting to order at 6:00 PM.

**ROLL CALL**

Larry Hartman, Chairman,  
Linda Turns, Secretary/Treasurer  
Deb Curcillo, Supervisor, absent

Adam Klein, Vice Chairman  
Rick Mullen, Supervisor

**PUBLIC COMMENT: None.**

**OLD TOPICS: None.**

**NEW TOPICS**

Discussion - #2008.06 Rezoning Request – WMS Keystone LLC/owner; Robert & Patricia Fowler/applicant. Hershey Road, tax parcels #68-035-071, 069, 070 & 072 from NC/R3 to NC – Mark Johnson, RGS Associates and Bob Grove, WMS Keystone, LLC and Robert and Patricia Fowler, owners, were in attendance to represent the request. Mr. Johnson gave a brief presentation outlining the proposed development of the 61.4 acre site along Route 39. The tract is currently zoned NC (Neighborhood Commercial) along the front with the back two parcels zoned R3 (Suburban Residential). The applicant is requesting the entire tract be rezoned to NC in order to develop upscale garden apartments and retail.

Mr. Johnson stated the R3 zone is too limiting and the maximum density would only be about 161 homes instead of the proposed 392 apartments. Mr. Johnson does not feel they could develop under the R3 zone and have a desirable community.

There was lengthy discussion regarding density, traffic and road improvements. Mr. Klein stated he could not support the zoning change due to the large amount of additional traffic the development would generate on a road (Rt. 39) that is already massively over burdened. Mr. Klein asked how the developer proposed to manage the traffic. Mr. Johnson stated that traffic lights, turn lanes etc. would be utilized. Mr. Johnson offered to provide a traffic study with improvements outlined prior to a vote on the rezoning.

Mr. Hartman noted he was in agreement with the County comments, having the front two parcels NC but could not support rezoning the remainder of the site to NC. The density is too high.

Ms. Turns asked how long the Fowlers owned this property. Mr. Fowler stated they owned the back portion since 1985 and purchased the front two parcels in the early 1990's. Ms. Turns stated she agreed with the other Board members and would not support rezoning the rear portion of the property.

Mr. Yost informed the applicant that if they do not want to proceed with a public hearing at this time, they should withdraw the application.

**ADJOURNMENT: 6:30 PM**