

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS  
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112  
MONDAY, MARCH 12, 2012**

**WORKSHOP SESSION WITH PSAB: 5:30 PM**

**WORKSHOP SESSION: 6:00 PM**

**CALL TO ORDER – 6:00 p.m.**

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

**ROLL CALL**

Harold Harman, Supervisor

Jay Megonnell, Vice Chairman

Gloria Zimmerman, Supervisor

Adam Klein, Chairman

Don Steinmeier, Secretary-Treasurer

**CORRESPONDENCE**

Mr. Klein briefly reviewed the correspondence items and informed the public that all correspondence is available for review.

**PUBLIC COMMENT**

Beth Carricato, 699 Knight Road- Ms. Carricato addressed the Board regarding the conditional use request for Creekvale. She referenced issues on the proposed plan that do not meet township ordinance and the Municipalities Planning Code. Her comments included the application for the hearing as well the applications for permits. Ms. Carricato expressed her opinion for the Board to deny the request for conditional use.

Drew Williams, Williams Holding Group- Mr. Williams addressed the Board to make sure that they received the letter from Mr. Lucas regarding the request for conditional use for Creekvale. He briefly reviewed the purpose of the letter.

Solicitor Yost asked Mr. Williams about the township receiving a letter for the time extension for approval of the Creekvale preliminary land development plan which is due to expire on March 31, 2012. Mr. Williams said the request would be sent to the township within the next few days.

**OLD TOPICS: None**

**NEW TOPICS**

Discussion – Fire Tax Fund Audit-Mr. Klein reviewed the proposal from Hamilton & Musser regarding a fire tax fund audit at the request of the Board. Ms. England clarified that the fire tax fund is included in the overall annual Township audit; however it is only subject to sample testing. There was general discussion among the Board regarding the proposal.

***Mr. Megonnell moved, seconded by Mr. Steinmeier to approve an audit of the 2011 fire tax fund with 100% invoice testing, not to exceed \$3,000.00 Motion passed unanimously.***

Motion - Parking lot layout- Mr. Brulo briefly reviewed the proposed paving projects for 2012. Regarding the paving of the municipal building parking lot, public works will complete the base repair on both the upper and lower lots this spring prior to the preliminary election in April. Mr. Brulo presented and reviewed three sketch plans for the Board. Mr. Harman suggested sketch plan #2. There was general discussion among the Board regarding sketch plan #3. It was suggested that the parking spaces by the donation bins be placed on an angle as opposed to head on parking.

***Mr. Harman moved, seconded by Mr. Megonnell to approve sketch plan #3 for the Municipal building parking lots. Motion passed unanimously.***

Mr. Klein announced to the audience that there would be no decision made this evening regarding the conditional use request for Creekvale.

#11.008 P/LD/SB Manada Hill Apartments (Action by 3/23/12). Tabled 2/6/2012, 2/21/12.- Mr. Klein began the discussion stating that the main concern of the Board and PSAB is the accessibility to the complex for emergency vehicles. Jim Snyder, engineer for the developer, presented the latest turning template for review. Mr. McCahan brought up fire hydrant installation for discussion; he suggested public hydrants not private hydrants. Mrs. Zimmerman brought up the issue of the private driveway vs. a public road. There was general discussion regarding the entrance to the complex as well as how emergency vehicles will access the complex. Resident and ghost parking was brought up and discussed by the Board. Brian Kobularcik, representative from developer (Metropolitan Management Group), addressed all concerns that the Board presented. The EAC has concerns regarding landscaping, erosion, and waste dumpster placement in the proposed complex. Mark Chiles, township resident, asked the developer questions regarding: unit size, phases in project, potential problems with the proposed driveway. Mr. Kobularcik addressed Mr. Chiles' questions. Mr. Megonnell asked Mr. Leonard for his comments on the proposed plan. Mr. Leonard believes that the plan meets the ordinance requirements as the ordinance is written. He stated that he doesn't like the driveway as the access road to the complex. He asked the Board if they wanted to make any changes to the current ordinance; there were no suggested changes proposed by the Board. Mr. Steinmeier asked if FILO funds have been addressed. Mr. Leonard stated that FILO funds have not been calculated as it is not a preliminary plan requirement. Mr. Steinmeier asked if the developer was planning on making a voluntary contribution to the Township toward the Exit 77 improvements. Mr. Snyder stated that the developer has already added additional items to the plan that were not required by ordinance but requested by the planning commission (i.e. fencing, side walks, etc.). The Township recommended a contribution of \$53,040; Mr. Snyder stated the developer stated they will consider \$30,000. The contribution would be \$3,000 per building (there are 10 buildings in the complex) presented to the Township as building permits are issued.

***Mr. Megonnell moved, seconded by Mrs. Zimmerman to table #11.008 P/LD/SB Manada Hill Apartments until the March 19, 2012 meeting. Motion passed unanimously.***

**OTHER WORKSHOP ITEMS/INFORMATION: None**

**ADJOURNMENT: 7:40 PM**

**EXECUTIVE SESSION**