

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, FEBRUARY 4, 2013**

CALL TO ORDER – 7:00 p.m.

Chairman Klein called the meeting to order at 7:00 PM followed the Pledge of Allegiance and the invocation.

ROLL CALL

Harold Harman, Supervisor
Jay Megonnell, Vice Chairman
Gloria Zimmerman, Supervisor

Adam Klein, Chairman
Don Steinmeier, Secretary-Treasurer

APPROVAL OF MINUTES

Regular meeting- January 22, 2013- *Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve the meeting minutes of January 22, 2013. Motion passed unanimously.*

CORRESPONDENCE

Chairman Klein briefly reviewed the correspondence items and informed the public that all correspondence is available for review. The following items were brought up for discussion:

FROM: Dauphin County Industrial Development Authority **RE:** Gaming Grant for Jonestown Rd. Bridge Replacement- Chairman Klein asked if we are on schedule with the project; he asked Ms. England to contact Lower Paxton to follow up. Solicitor Yost stated Lower Paxton is requesting information regarding billable hours that he has spent on the project. He will forward information to Ms. Riley to forward to Lower Paxton.

FROM: Manada Conservancy **RE:** Winter Newsletter- Mrs. Zimmerman brought up that the new Preserve Manager, Jim Egenrieder is a resident of West Hanover.

PUBLIC COMMENT: None

PUBLIC HEARING/MEETINGS: None

PRESENTATIONS, STAFF/BOARD REPORTS

Township Permit Report- Mrs. Zimmerman brought up that Classic Communities is being issued Building permits even though they have not resolved the outstanding items at the Townes at Hershey Road Phase One. She asked why they are being issued permits if they have not completed the work at the Townes at Hershey Road development. Solicitor Yost stated that the remaining work that needs to be completed can't be addressed until spring.

PSAB Meeting- Mrs. Zimmerman asked if Ms. England if the issues with developers not complying with their plans as brought up by Mr. McCahan has been addressed. Ms. England stated that she is working with Mr. Rosario on the issues.

TREASURER'S REPORT

Mr. Steinmeier reported the following fund balances:

A. Fund Balances (Fund balances are presented for reference only.)

General Fund Balance as of February 1, 2013	\$1,547,742.21
Total Liquid Fuels Balance as of February 1, 2013	\$127,127.53
Total Capital Reserve Fund Balance as of February 1, 2013	\$1,717,062.10

B. Deposit Activity since January 22, 2013 \$36,830.46

Mr. Steinmeier reported the gross payroll of January 25, 2013 totaled \$29,017.43. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the payroll of January 25, 2013 in the amount of \$29,017.43. Motion passed 4-0 with Mr. Harman abstaining.***

Mr. Steinmeier reported the vouchers prepaid to meet due dates was \$2,000.00. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers prepaid to meet due dates in the amount of \$2,000.00. Motion passed unanimously.***

Mr. Steinmeier reported the total for the vouchers to be approved is \$42,097.90. ***Mr. Megonnell moved, seconded by Mr. Harman to approve the vouchers in the amount of \$42,097.90. Motion passed unanimously.***

Mr. Steinmeier reported the total for the vouchers to be approved and paid from Fire Tax is \$2,237.34. ***Mr. Megonnell moved, seconded by Mrs. Zimmerman to approve the vouchers to be paid by Fire Tax in the amount of \$2,237.34. Motion passed unanimously.***

PLANNING COMMISSION REPORTS AND PLANS:

#12.008 F/SB Thomas Alexander. Action by 3/19/13- Mr. Rosario, Zoning Administrator, provided a brief overview of the request of the applicant to create a 4 lot subdivision from his existing single parcel to the Board. The applicant is requesting four waivers per SALDO 173-11.A.; Mr. Rosario briefly reviewed the requested waivers. Chairman Klein questioned the waiver request for the survey datum requirements. Tim Mellott, Engineer for the applicant addressed Chairman Klein's question and stated that survey datum's are irrelevant to this project. Mrs. Zimmerman asked Mr. Mellott if he is familiar with the plan from 2002 and if there were any restrictions put on the farm at that time. Mr. Mellott stated that the first plan was subject to the open space restriction, but there were no other restrictions. Mr. Steinmeier asked for clarification that whoever purchases the lots will be responsible for the Stormwater Management and Erosion Control as part of the developer's agreement. Mr. Mellott confirmed that the restrictions are going into the covenants and on the deed.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve application ID#12.008 for Final Subdivision and Land Development for Thomas D. Alexander as presented to this Board by way of (3) 24x36 format drawing's dated Rev #1 - 1/10/2013 as prepared by Mr. Tim Mellott: Mellott Engineering, Inc. and waive the following:

- 1. Section 173-11.A –Wavier request of preliminary plan requirements.***
- 2. Section 173-14-I.(2).(d) – Survey datum requirements***
- 3. Section 173-38.B(1) – Conservation of existing trees & vegetation survey***
- 4. Section 173-30 – Wetland report –(“applicant will be increasing existing WPOD an additional 50’- 0”)***

Motion passed unanimously.

Mr. Mellott brought up the issue of appraisal for FILO contribution. The Alexander’s propose to utilize the recent appraisal of the Devonshire tract in order to calculate the FILO. There was discussion regarding the appraisal cost; Solicitor Yost commented that is fair appraisal price.

Mrs. Zimmerman moved, seconded by Mr. Megonnell to approve the FILO payment of \$2,490.00 per lot, which is based upon an appraisal of \$41,500/acre. Motion passed unanimously.

#12.009 F/SB Michael Alexander. Action by 3/19/13- Mr. Rosario, Zoning Administrator, provided a brief overview of the request of the applicant to create a 4 lot subdivision from his existing single parcel to the Board. This request is similar to #12.008 F/SB Thomas Alexander which was previously reviewed for the Board. Solicitor Yost asked if the lots were perked and probed for septic. Mr. Mellott confirmed that they were tested.

Chairman Klein moved, seconded by Mrs. Zimmerman to approve application ID#12.009 for Final Subdivision and Land Development for Michael Alexander as presented to this Board by way of (3) 24x36 format drawing's dated Rev #1 - 1/10/2013 as prepared by Mr. Tim Mellott: Mellott Engineering, Inc. and waive the following:

- 1. Section 173-11.A –Wavier request of preliminary plan requirements.***
- 2. Section 173-14-I.(2).(d) – Survey datum requirements***
- 3. Section 173-38.B(1) – Conservation of existing trees & vegetation survey***
- 4. Section 173-30 – Wetland report –(“applicant will be increasing existing WPOD an additional 50’- 0”)***

Motion passed unanimously.

Chairman Klein moved, seconded by Mrs. Zimmerman to approve the FILO payment of \$2,490.00 per lot, which is based upon an appraisal of \$41,500/acre. Motion passed unanimously.

#12.003 Manada Hill Apartments. Parkland and recreation requirements -Mr. Rosario provided a brief overview of proposed development regarding the project design and proposed private recreation facilities. The FILO land development survey was completed by Mr. Bob Jones and buildable land/acre was established per his report as \$32,000/acre. Based upon the proposed 200 unit complex the FILO fee would be \$384,000 due to the Township. Metropolitan Development Group estimates that the cost to build the private recreation facilities will be \$325,000. They are requesting to apply for a 50% credit for the cost of the private recreation facilities which would reduce the fee by \$162,500. They are also requesting the FILO be made in 10 equal payments. The Park and Recreation Board recommend the developer pay the full FILO in the amount of \$384,000 in one lump sum. The Planning Commission met and agrees with the Park and Recreation Board recommendation. However, if a reduced fee is granted by the Board the Planning Commission recommends a reduction of only \$26,000 (based upon a calculation computed by population of the total apartment complex) which would require a lump sum payment of \$358,000. Chairman Klein commented that it is not common practice for the FILO contribution be made in payments to the Township. David Tshudy, legal counsel for Metropolitan Development Group, addressed the Board regarding the request for the reduction in the FILO. Chairman Klein suggested that the Board research what other municipalities have done regarding requests in reduction of FILO fees. Mr. Steinmeier stated that the Township needs to acquire new recreational land to satisfy the needs of the growing population; obtaining FILO fees will allow the Township to meet these needs. Brian Kobularcik, VP of Development for Metropolitan Development Group, addressed the Board regarding the demographics of residents that will reside in the proposed complex. He referenced two similar complexes that have a low number of children in residence due to the design the units. He offered to provide documentation to the Board regarding these statistics. He addressed the request and reason for a reduction in FILO. Mr. Tshudy offered to provide information to the Board regarding how other municipalities have addressed similar requests for FILO fee reductions. Mrs. Zimmerman commented that the Township is unique, and that you can't predict the number of children that will live a specific apartment complex. Mr. Tshudy addressed the unit mix of the proposed complex, and said that there is data available to make that prediction of children based upon the unit mix. He offered to provide information to show how to determine the amount of population that would be created by this type of proposed development. Jim Zeiters, Planning Commission Chairman commented that the Dauphin County Planning Commission would have this information. Mrs. Zimmerman commented that the Park and Recreation Board, Planning Commission, and Mr. Rosario have all reviewed all the information. She said in her opinion the Township either needs to stand by the Ordinance or not.

Chairman Klein moved, seconded by Mr. Megonnell to table the request for FILO fee reduction for #12.003 Manada Hill Apartments until further information is reviewed. Motion passed unanimously.

Mr. Kobularcik asked if the Board would accept the appraisal fee of \$32,000/acre.

Mr. Megonnell moved, seconded by Mr. Steinmeier to accept the appraisal fee of \$32,000/acre. Motion passed unanimously.

Motion-Comprehensive Plan Update - Mr. Rosario reviewed the proposal from Tri County Regional Planning Commission Dauphin County to update the Township's Comprehensive Plan for the Board. The Board approved \$100,000.00 for the Comprehensive Plan update in the 2013 budget. Mr. Steinmeier commented that once the plan has been updated, public hearings will need to be held. Mr. Rosario stated that this is part of the process and the costs will be covered under the budgeted funds.

Mr. Megonnell moved, seconded by Mr. Steinmeier to approve the Tri County Regional Planning Commission to perform a full service update of the West Hanover Township Comprehensive Plan in the amount of \$30,000.00. Motion passed unanimously.

Mrs. Zimmerman commented that she and Mr. Megonnell will attend the Comprehensive Plan workshop on February 27th. Mr. Rosario and Mr. Zeiters have requested Board approval to attend.

OLD BUSINESS

Resolution 2013-14, Appointment of Zoning Hearing Board member

Mrs. Zimmerman moved, seconded by Mr. Harman to approve Resolution 2013-14, appointing Erich Bair to seat #2 for a five year term on the Zoning Hearing Board. Motion passed unanimously.

Ordinance 2013-02, Chapter 85, Outdoor Burning. Table.

NEW BUSINESS

Motion – Consent Items: Section 607. (4): Dan Rosario, Jim Zeiters

Mr. Steinmeier moved, seconded by Mr. Harman to approve attendance for Mrs. Zimmerman, Mr. Megonnell, Mr. Rosario and Mr. Zeiters to the Comprehensive Plan Workshop on February 27, 2013. Motion passed unanimously.

Resolution 2013-30, Accepting portions of Beaver Creek Road and Merle Avenue

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to accept Resolution 2013-30, Accepting portions of Beaver Creek Road and Merle Avenue. Motion passed unanimously.

Resolution 2013-31, Designation of Agent PEMA Grant

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to accept Resolution 2013-31, Designation of Agent PEMA Grant. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD: None

PUBLIC COMMENT: None

SUPERVISORS COMMENTS

Mrs. Zimmerman thanked Mr. Rosario for his presentations and comments to the Board this evening for the planning commission reports. She commented that it is very helpful for the Board in their review.

Mrs. Zimmerman reminded everyone about the Fire Company sponsored event on February 23rd to benefit the Wounded Warrior Project. The program will be held at the Local 520 Plumbers/Pipefitters Hall. The program is open to the public beginning at 9:00pm. The Fire Company banquet will be held from 5:00pm to 9:00pm for members and guests. There will be entertainment, food, door prizes, and raffles. Donations to the Wounded Warrior Project will be accepted in lieu of an admission fee.

Mr. Megonnell reminded everyone to support the Gopher Van by attending the “Dine to Donate” event on February 14th at Perkins restaurant.

Mr. Steinmeier informed everyone that the public meeting hosted by Congressman Charlie Dent was informative. Congressmen Dent serves on the House Appropriations Committee and stated he will help control unfunded mandates.

Mrs. Zimmerman said that the E-Cycling Shed is in place at the Public Works Shop. She and Mr. Megonnell met with the County representative and the E-Cycling program should be in place by mid March.

ADJOURNMENT: 8:20 pm