

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, MAY 4, 2015**

WORKSHOP SESSION

CALL TO ORDER – 6:00 p.m.

Vice Chairman Megonnell called the workshop to order at 6:00 pm.

ROLL CALL

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

Adam Klein, Chairman-Absent
Don Steinmeier, Secretary-Treasurer

PUBLIC COMMENT: None

OLD TOPICS: None

NEW TOPICS

Ordinance 2015-01, ECHO Housing- Mr. Rosario reviewed the proposed Ordinance for the board. He commented that the Planning Commission, Zoning Hearing Board and the PSAB reviewed and discussed the proposed Ordinance. Mr. Steinmeier stated that the township is opening a can of worms if the proposed Ordinance is adopted, he asked what will happen if there are two sets of parents. He believes that there will be a lot of requests for variances. He commented that when he served on the board in the 80's there were problems when residents were allowed to have RV's on their property for their elderly parents. He brought up that utilities at the main residence may have to be changed to accommodate the addition of a cottage on the property. Mrs. Zimmerman commented that she brought the request of ECHO housing to Mr. Rosario due to the high cost of elder care in assisted living or long term care facilities. She commented that years ago numerous cases were heard by the Zoning Hearing Board, where residents were requesting to add bedrooms, bathrooms, and a sitting room to their homes. The additions exceeded the 25% allowance and therefore were turned away. Solicitor Yost asked for the definition of ECHO housing. Mr. Rosario explained that ECHO is a temporary dwelling. There was discussion that mobile homes are not allowed in the township unless they are in a mobile home park. Solicitor Yost suggested that the Ordinance should include that ECHO housing does not include mobile homes, trailers, RV's, and campers. He also suggested that an agreement be established that they can't sell the temporary dwelling to a third party. Mr. Rosario reviewed Item L, which states, "Legal owner(s) of the property which the ECHO Housing Cottage is placed on must submit a temporary access easement agreement issued by Township with a full site plan for recording at the Dauphin County Courthouse prior to permits being issued." The need for a second driveway was brought up, Mr. Rosario reviewed Item F, which states, "ECHO House Cottage shall be provided with (1) one off street parking space with direct access to public right-of-way (Main Road) for intended occupant(s) in addition to the required parking per Zoning Ordinance Chapter 195-141 for principle dwelling." Mr. Steinmeier commented that there is not enough staff currently to address Ordinance violations, and that the proposed Ordinance will require staff time to enforce the guidelines and complete inspections. There was discussion regarding the proposed bond amount of \$5,000.00; Solicitor Yost suggested that it be raised to \$10,000.00.

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to have Mr. Rosario make the suggested changes to the proposed Ordinance 2015-01 and present it to the board for review at a workshop. Motion passed unanimously.

Fire Station #2 Parking Lot- Bill Haig from the fire company addressed the board regarding the need to replace the parking lot at station #2. The fire company has obtained several bids and Mr. Haig asked if the board would provide assistance to the fire company to obtain a loan to replace the parking lot. The bids obtained range from \$40,000.00 to \$94,000.00, the fire company feels that the bid submitted by Shiloh Paving for \$55,000.00 is the best bid. The parking lot has deteriorated so much that it could potentially damage the apparatus. It is unsafe to drive the apparatus on the current parking lot. The final bidder will make a presentation to the fire company board of trustees and to the board of supervisor liaisons. The fire company is pursuing funding sources such as a commercial loan, and hope that the township can help guarantee the loan. Mr. Haig stated that the fire company would like to proceed with the project this summer due to the unsafe condition of the parking lot. Mrs. Zimmerman asked if a loan could be obtained from the DCIB. Mr. Rosario will contact the DCIB on behalf of the fire company. There was discussion regarding the bid provided by Shiloh Paving. Mr. Haig stated that he will obtain references regarding Shiloh Paving and will make a presentation the fire company executive board and board of supervisor liaisons. Kyle Miller has reviewed the bids that have been received and thinks that the grade of stone that Shiloh Paving has suggested is the best product for the project. Mrs. Zimmerman asked if the project can be paid by Fire Tax Capital Reserve funds. Mr. Rosario will contact the township accountant to see if Fire Tax Capital Reserve funds can be used, and will follow up with Mr. Haig.

OTHER BUSINESS: None

ADJOURNMENT: 6:50 PM