

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, AUGUST 15, 2016**

CALL TO ORDER

Mrs. Zimmerman called the meeting to order at 7:00 PM followed the Pledge of Allegiance and the invocation. Mrs. Zimmerman stated that an Executive Session was held at 6:00 PM to discuss personnel issues.

ROLL CALL

Harold Harman, Supervisor	Adam Klein, Chairman- Absent
Steve Kurtz, Supervisor	Donald Steinmeier, Secretary-Treasurer
Gloria Zimmerman, Vice Chairman	

APPROVAL OF MINUTES

Regular meeting – August 1, 2016- Mr. Kurtz moved, seconded by Mr. Harman to approve the regular meeting minutes of August 1, 2016. Motion passed unanimously.

CORRESPONDENCE

Mrs. Zimmerman briefly reviewed the correspondence items and informed the public that all correspondence is available for review. The following items were brought up for comment/discussion:

FROM: Pennsylvania Department of Environmental Protection RE: Revised Total Coliform Rule- Mrs. Zimmerman provided the contact information if there are any questions regarding the information in the letter.

FROM: PSATS RE: News Bulletin- Pennsylvania State Police- In future years municipalities who do not provide local police coverage may have to pay the state for State Police services. Green Light Go Program-Act 101 amends Title 74 and 75 by reducing the mandated local financial assistance match threshold from 50 to 20 percent of the total cost and providing state funds for the operation and maintenance of traffic signals along critical and designated state highway corridors.

PUBLIC COMMENT: None

PRESENTATIONS, STAFF/BOARD REPORTS

EAC- The EAC will participate in the township festival on August 20th. This year's displays will feature "Uh Oh, Where'd the Oil Go?" and "Where Does Rain Go?". Information and handouts will be available for residents.

Brian Von Neida received a certification of completion for "Effective Mortar Specifications". The program was presented via a webinar.

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 August 12, 2016	\$2,397,917.77
Liquid Fuels Balance as of August 12, 2016	\$557,408.24

Capital Reserve Fund Balance as of August 12, 2016 \$634,876.00

B. Deposit Activity since August 2, 2016 \$21,084.95

Mr. Steinmeier reported the gross payroll of August 5, 2016 totaled \$31,304.40. ***Mr. Kurtz moved, seconded by Mr. Steinmeier to approve the payroll of August 5, 2016 in the amount of \$31,304.40. Motion passed 3-0, with Mr. Harman abstaining.***

Mr. Steinmeier reported the vouchers prepaid to meet due dates were \$100.00. ***Mr. Kurtz moved, seconded by Mr. Harman to approve the vouchers prepaid to meet due dates in the amount of \$100.00. Motion passed unanimously.***

Mr. Steinmeier reported the total for the vouchers to be approved is \$76,884.17. ***Mr. Harman moved, seconded by Mr. Kurtz to approve the vouchers in the amount of \$76,884.17. Motion passed unanimously.***

Mr. Steinmeier reported the total for the vouchers to be approved and paid from Fire Tax is \$9,560.88. ***Mr. Harman moved, seconded by Mr. Kurtz to approve the vouchers to be paid by Fire Tax in the amount of \$9,560.88. Motion passed unanimously.***

PLANNING COMMISSION AND ZONING REPORTS

#16.002, Preliminary/Final Lot Add On, Sheetz, Inc- Tabled 7/18/2016- Ron Lucas, legal counsel for Sheetz, Inc. addressed the board regarding the proposed project. He referenced the memorandums dated August 4, 2016 from HRG. The memos addressed the Preliminary/Final Lot Add On/ Land Development Plan and the Highway Occupancy Permit (HOP) plans. All previous comments from HRG have been met and they have no additional technical comments. Mr. Lucas informed that board that PennDOT issued a draft HOP today, and that Sheetz, Inc. will need to post financial security for the permit. He stated that the only outstanding issue is the NPDES plan. Michael LaCesa, Director of Real Estate for Sheetz, Inc. addressed the board regarding the proposed plan. He explained the entrances to the store. The entrance from Route 39 will be a right in and right out and another entrance will be a left in from the center lane on Route 39. He said the left in entrance from the center lane will alleviate traffic congestion. There will be forty-three parking spaces and ten gas pumps. Mrs. Zimmerman asked if the proposed trees will cause a site distance problem. Mr. Lucas stated there will be no site distance issues. He said the plan was reviewed by the Planning Commission and has met all township requirements. Mr. Kurtz asked who will have the right of way when entering from the road that leads to the hotel. Mr. LaCesa explained that there will be an internal stop sign from the store and that the hotel guests will have the right of way.

Michael Crocenzi, legal counsel representing Ray and Ruth Ann Funck addressed the board. Mr. Crocenzi suggested that the township investigate a potential conflict of interest with HRG since they worked on two other projects with Sheetz, Inc. He stated that HRG submitted HOP designs for projects. He suggested that the township have another engineering firm review the plan. Mr. Crocenzi stated that the right in, right out driveway is very dangerous and will not control traffic congestion. He commented that Sheetz, Inc. conducted the traffic study in March which is not as busy as the summer months. He said that he doesn't believe the numbers in the traffic study are accurate for this location.

Ray and Ruth Ann Funk addressed the board regarding their concern of the driveways for the proposed plans. They are also believe that there will be traffic issues when fuel is delivered to the store. Mrs. Funck stated that at the Zoning Hearing Board meeting a representative from Sheetz, Inc. stated the location will be a high volume store. She said on average Sheetz store have approximately 2,000 customers per day.

Mrs. Zimmerman asked if the PSAB has reviewed the preliminary plan. Mr. Rosario confirmed that the PSAB reviewed the plan and had no issues with the project.

Mr. Lucas commented that the plan meets all requirements of the township's Ordinances. Regarding the delivery of fuel, Sheetz, Inc. owns the fuel delivery company. Fuel deliveries are made during non-peak hours and the drivers have the same route so they are familiar with the location. Mr. Lucas commented that PennDOT has reviewed the plan and they have issued the necessary permits for the project.

Mrs. Zimmerman asked if fencing can be installed between the hotel and the store. Mr. LaCesa explained that a fencing can't be installed because it is an easement area. He said the hotel guests can access the store by the adjacent parking lots.

Mr. Steinmeier moved, seconded by Mr. Kurtz to approve #16.002, Preliminary/Final Lot Add On, Sheetz, Inc contingent upon receipt and solicitor review of: NPDES permit, PennDOT HOP, Financial Security, Developers Agreement and O/M Agreement. Motion passed unanimously.

Zoning Ordinance Changes- Mrs. Zimmerman commented that she didn't have time to review the proposed changes. She suggested that the Ordinances be reviewed at a workshop. It was the consensus of the board to have a workshop on September 12th.

Don Steinmeier Ordinance Regulation- Mrs. Zimmerman suggested that individual's names not be used on the meeting agenda. This issue was reviewed by the Planning Commission and they suggested that no Ordinance be written. Mr. Kurtz commented that there is no need for action.

OLD BUSINESS

Discussion- Classic Communities, Stormwater and Road Issues- No new information to report.

NEW BUSINESS

Motion – Consent Items: Section 607. (4): None

Motion- Resolution 2016-44, Closing of Hillcrest Avenue

Mr. Kurtz moved, seconded by Mr. Harman to adopt Resolution 2016-44, Closing of Hillcrest Avenue. Motion passed unanimously.

Motion- Resolution 2016-45, Appointment to Parks & Recreation Board

Mr. Harman moved, seconded by Mr. Steinmeier to adopt Resolution 2016-45, Appointment of a Parks and Recreation Board Member. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Mr. Rosario asked the board to make a decision to set a date for Trick or Treat. Lower Paxton has set October 27th as the date for their township. It was the consensus of the board to set October 27th as the date for the township. Mr. Rosario will have Mrs. Marks put the information in the fall newsletter.

Mrs. Zimmerman asked for an update regarding the FILO agreement with Metropolitan Development Corporation. Solicitor Yost is still working on the agreement and Mr. Rosario needs to obtain two more quotes for playground equipment.

Mrs. Zimmerman asked Mr. Rosario if he contacted Dauphin County regarding allowing the replacement of the blinking light for the fire station to be incorporated into the original contract for the Devonshire Heights & Route 39 project. Mr. Rosario stated the County's legal counsel is reviewing the contract.

PUBLIC COMMENT: None

SUPERVISORS COMMENTS

Mr. Harman suggested that the board consider closing the township office on Election Day. He thinks that there will be a large voter turnout and as a result the office will be disrupted.

Mrs. Zimmerman reminded everyone of the upcoming events:

- August 18th, Senior Luncheon
- August 20th, Community Festival
- September 17th, EAC Pollinator Workshop

Mrs. Zimmerman thanked Mr. Rosario and the festival committee for all their work in organizing the upcoming event. Mr. Rosario stated that it is a group effort and that the parks and recreation staff and board have done a lot work for the event.

Mr. Rosario stated that he will obtain the permit to allow the sale of raffle tickets at the festival.

Mrs. Zimmerman thanked Mr. Holt and Mr. Holmes for their help with the festival.

ADJOURNMENT: 7:45 PM