

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, DECEMBER 19, 2016**

CALL TO ORDER

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

ROLL CALL

Harold Harman, Supervisor	Adam Klein, Chairman
Kyle Miller, Supervisor	Donald Steinmeier, Secretary-Treasurer
Gloria Zimmerman, Vice Chairperson	

APPROVAL OF MINUTES

Regular meeting –December 5, 2016- *Mrs. Zimmerman moved, seconded by Mr. Miller to approve the regular meeting minutes of December 5, 2016. Motion passed 4-0, with Mr. Harman abstaining.*

CORRESPONDENCE: No comments

PUBLIC COMMENT: None

PUBLIC HEARINGS

Ordinance 2016-01, ECHO Housing- Refer to Transcript

Mrs. Zimmerman moved, seconded by Mr. Harman to adopt Ordinance 2016-01, ECHO Housing. Motion passed 4-1 with Mr. Steinmeier voting nay.

Ordinance 2016-02, Amendment to Chapter 139 Parks & Recreation Areas- Refer to Transcript

Mrs. Zimmerman moved, seconded by Mr. Miller to adopt Ordinance 2016-02, Amendment to Chapter 139 Parks & Recreation Areas. Motion passed unanimously.

Ordinance 2016-03, Amendment to Section 195, New Language & Updated Illustration- Refer to Transcript

Mr. Steinmeier moved, seconded by Mrs. Zimmerman to adopt Ordinance 2016-03, Amendment to Section 195, New Language & Updated Illustration. Motion passed unanimously.

Ordinance 2016-04, Amendment to Section 195, New Language in FRA- Refer to Transcript

Mr. Harman moved, seconded by Mr. Miller to adopt Ordinance 2016-04, Amendment to Section 195, New Language in FRA. Motion passed unanimously.

Ordinance 2016-05, Amendment to Section 195, Accessory Apartments in FRA- Refer to Transcript

Mr. Miller moved, seconded by Mr. Harman to adopt Ordinance 2016-05, Amendment to Section 195, Accessory Apartments in FRA. Motion passed unanimously.

Ordinance 2016-06, Amendment to Section 195, New Language for Fences or Walls- Refer to Transcript

Mr. Harman moved, seconded by Mr. Steinmeier to table Ordinance 2016-06, Amendment to Section 195, New Language for Fences or Walls. Motion passed unanimously.

Ordinance 2016-07, Amendment to Section 195, Definition Change- Refer to Transcript

Mrs. Zimmerman moved, seconded by Mr. Harman to adopt Ordinance 2016-07, Amendment to Section 195, Definition Change. Motion passed unanimously.

Ordinance 2016-08, Amendment to Section 195, New Language in R3 Zone- Refer to Transcript

Mr. Harman moved, seconded by Mr. Steinmeier to adopt Ordinance 2016-08, Amendment to Section 195, New Language in R3 Zone. Motion passed unanimously.

Ordinance 2016-09, Amendment to Section 195, New Language in Neighborhood Commercial -
Refer to Transcript

Mr. Miller moved, seconded by Mr. Harman to adopt Ordinance 2016-09, Amendment to Section 195, New Language in Neighborhood Commercial. Motion passed unanimously.

Ordinance 2016-10, Amendment to Section 195, New Language in Off Street Parking Requirements- Refer to Transcript

Mrs. Zimmerman moved, seconded by Mr. Harman to adopt Ordinance 2016-10, Amendment to Section 195, New Language in Off Street Parking Requirements. Motion passed unanimously.

PRESENTATIONS, STAFF/BOARD REPORTS: No comments

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 December 16, 2016	\$2,184,168.77
Liquid Fuels Balance as of December 16, 2016	\$526,610.87
Capital Reserve Fund Balance as of December 16, 2016	\$635,772.94

B. Deposit Activity since December 6, 2016

	\$28,880.32
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Mr. Steinmeier reported the gross payroll of December 9, 2016 totaled \$29,573.69. *Mr. Miller moved, seconded by Mrs. Zimmerman to approve the payroll of December 9, 2016 in the amount of \$29,573.69. Motion passed 4-0, with Mr. Harman abstaining.*

Mr. Steinmeier reported the vouchers prepaid to meet due dates were zero.

Mr. Steinmeier reported the total for the vouchers to be approved is \$67,639.34. *Mr. Harman moved, seconded by Mr. Miller to approve the vouchers in the amount of \$67,639.34. Motion passed unanimously.*

Mr. Steinmeier reported the total for the vouchers to be approved and paid from Fire Tax is \$25,549.84. *Mr. Harman moved, seconded by Mrs. Zimmerman to approve the vouchers to be paid by Fire Tax in the amount of \$25,549.84. Motion passed unanimously.*

PLANNING COMMISSION AND ZONING REPORTS

Motion-#16.003, Final Land Development Plan, Creekvale Phases 2 & 3- Ms. Rex explained the final land development plan is for phases 2 & 3. All waivers were granted in the preliminary plan. All comments were addressed that were brought forth from HRG, PSAB, and the EAC. Dauphin County has reviewed the plan and comments were noted. Mr. Rosario reviewed the FILO fee authorization agreement that has been signed by the developer and the township parks and recreation director. The agreement outlines what projects are approved by the developer and funded with the FILO fees. Solicitor Yost asked for clarification that HRG will review with the developers' engineer any outstanding issues and concerns regarding proposed public improvements, stormwater, and erosion/sediment controls. Ms. Rex confirmed that HRG will meet with the developers' engineer and will walk the site. The plan will not be recorded until all issues are addressed and resolved.

Mr. Miller moved, seconded by Mr. Harman to authorize #16.003, Final Land Development Plan, Creekvale Phases 2 & 3. Motion passed unanimously.

OLD BUSINESS

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

NEW BUSINESS

Brookview Phase 2, Improvement Guarantee Reduction #3

Mrs. Zimmerman moved, seconded by Mr. Steinmeier to approve Improvement Guarantee Reduction #3 for Brookview Phase 2 by \$50,332.50 from the current amount of \$189,278.85 leaving a balance of \$138,946.35. Motion passed unanimously.

Brookview Phase 3, Improvement Guarantee Reduction #2

Mrs. Zimmerman moved, seconded by Mr. Harman to approve Improvement Guarantee Reduction #2 for Brookview Phase 3 by \$49,703.00 from the current amount of \$179,422.20 leaving a balance of \$129,719.20. Motion passed unanimously.

Clover Hill Ciocca Body Shop, Improvement Guarantee Reduction #2

Mr. Harman moved, seconded by Mr. Miller to approve Improvement Guarantee Reduction #2 for Clover Hill Ciocca Body Shop by \$19,559.00 leaving a zero balance. Motion passed unanimously.

Grumbines RV Center/Camping World, Improvement Guarantee Reduction #1

Mr. Harman moved, seconded by Mr. Steinmeier to approve Improvement Guarantee Reduction #1 for Grumbines RV Center/Camping World by \$26,182.00 from the current amount of \$29,722.00 leaving a balance of \$3,540.00 for the maintenance guarantee. Motion passed unanimously.

Hillcrest Business Center, Improvement Guarantee Reduction #1

Mr. Harman moved, seconded by Mr. Steinmeier to approve Improvement Guarantee Reduction #1 for Hillcrest Business Center by \$119,018.50 from the current amount of \$225,730.45 leaving a balance of \$106,711.95. Motion passed unanimously.

Discussion – Insurance Package for 2017- Mr. Rosario briefly reviewed the proposed 2017 premiums for commercial, workers compensation, and volunteer firefighter's workers compensation. Rates are approximately 9.9% lower than 2016. Funds allocated in the 2017 budget will cover the new policies.

Motion- 2017 Park Use Agreement with West Hanover Township Baseball/Softball Association, Inc. - Mr. Holmes, Parks & Recreation Director explained the only change to the agreement is to allow for a twilight league to use the township ball fields and facilities. Mr. Miller pointed out some typographical and date errors in the proposed agreement. He suggested that the Parks & Recreation Director be added to the signature page of the agreement since he is working directly with the baseball/softball association. Mr. Holmes will make the corrections and addition to the agreement. Mr. Steinmeier stated that he is opposed to the security deposit and reservation fee that is outlined in the agreement.

Mr. Miller moved, seconded by Mr. Harman to approve the 2017 Park Use Agreement with West Hanover Township Baseball/Softball Association, Inc. as amended with the corrections and addition. Motion passed 4-1 with Mr. Steinmeier voting nay.

Motion- Creekvale Phase 2 & 3 FILO- Chairman Klein reviewed that land appraisal is in the amount of \$32,500.00 per buildable acre. Total FILO fees due to the township for Phase 2 & 3 is \$83,850.00.

Mrs. Zimmerman moved, seconded by Mr. Harman to approve the FILO fees in the amount of \$83,850.00 for Creekvale Phase 2 & 3. Motion passed unanimously.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Mr. Rosario address the board regarding the request to submit 16.004 text amendment to the Tri-County Regional Planning Commission. The property is approximately 109.742 acres; approximately 84.867 acres are located in the township and 24.875 acres are located in East Hanover Township. The planning commission began review of the text amendment at their last meeting and will continue the review in 2017.

Mrs. Zimmerman moved, seconded by Mr. Harman to approve 16.004 Text Amendment to be sent to Tri-County Regional Planning Commission for review and comment. Motion passed 4-1 with Chairman Klein voting nay.

Mr. Rosario reviewed the memo from Mr. Holmes requesting approval from the board to solicit bids for professional services of engineering firms to assist the Parks & Recreation board in updating the West Hanover Township Comprehensive Recreation, Park, and Open Space Plan. FILO funds would be used for this project.

Mr. Miller moved, seconded by Mr. Harman to approve the request to solicit bids for professional services of engineering firms to assist the Parks & Recreation board in updating the West Hanover Township Comprehensive Recreation, Park, and Open Space Plan. Motion passed unanimously.

PUBLIC COMMENT

Drew Williams, Williams Holding Group, LLC-Mr. Williams brought up the proposed Ordinance regarding fences and walls. He asked that the board take into consideration the state right-of-way for commercial properties.

Brian McFeaters, Township SEO- Mr. McFeaters thanked the board for allowing him to be the township SEO for 2016. He presented his 2017 fees which has no rate increase from 2016 fees. He informed the board that he has been working with Sharmine Harman to send letters to residents who haven't had their septic systems pumped in many years. Mrs. Zimmerman thanked Mr. McFeaters for his service to the township.

Jay Megonnell, 7440 Fishing Creek Valley Road- Mr. Megonnell commented that he saw men on ladders inspecting the chimney of the log cabin at Fairville Park, he asked for an update on any changes to the park. Mr. Rosario stated that the log cabin is going to be restored/renovated and new playground equipment will be installed. Mr. Megonnell thanked Mr. Harman and the public works department for doing a great job on clearing and salting the roads on Saturday. Mr. Megonnell wished the staff and board a Merry Christmas, Happy Hanukah, and a Happy New Year.

SUPERVISORS COMMENTS

Mrs. Zimmerman commented that SKS was trimming trees on Piketown Road with no flag men. She said a sign indicated that tree trimming work was ahead, however there were no flag men and you had to drive around the crew. She commented that it was a very dangerous situation and suggested that a letter be sent to them to ask them why they had no flag men for the project.

Mr. Harman commented that individuals have been knocking on doors in Skyline View impersonating Verizon employees. They do not have employee badges but try to gain access to residents' homes. He has informed residents to call the state police when they encounter any suspicious individuals. Mr. Harman wished everyone a Merry Christmas.

Mr. Steinmeier commented that the 2017 budget has a \$500,000.00 red ink hole. The township will need to dip into the Capital Reserve fund and the general fund. He said the township needs to be careful how the township spends funds because eventually the reserve funds will be depleted.

Chairman Klein wished everyone a Merry Christmas, Happy Hanukah, and a Happy New Year.

ADJOURNMENT: 7:55 PM

An Executive Session was held immediately following the meeting.