

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, APRIL 18, 2016**

WORKSHOP SESSION

CALL TO ORDER – 6:00 p.m.

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

ROLL CALL

Harold Harman, Supervisor-Absent
Steve Kurtz, Supervisor
Gloria Zimmerman, Vice Chairman

Adam Klein, Chairman
Don Steinmeier, Secretary-Treasurer

PUBLIC COMMENT: None

OLD TOPICS: None

NEW TOPICS

Section 195-100, ECHO Housing Cottages- Mr. Rosario reviewed the suggested changes from the previous meeting that he incorporated into the proposed draft. Changes included the maximum square footage and number of occupants permitted. He explained that the temporary housing must be a manufactured home; RV's, campers, or mobile homes are not allowed. Mr. Kurtz asked for clarification as to where the requirements of a manufactured home is listed in the draft. Mr. Rosario explained that Section F, references Section 195-103.H (1), H. (2), H. (3.a & 3.b) of the zoning ordinance which has the specifications. Mr. Rosario explained that some of the manufactured homes will require a building permit which is explained in Section G. There was discussion regarding Section H, which addresses the number of off street parking spaces. The board suggested that there should be 2 off street parking spaces for every 2 occupants. Mr. Rosario said that a temporary use permit will be required annually. Mr. Steinmeier commented that this will create more work for the office staff. Mr. Rosario reviewed the bond limit and the time requirements to remove the temporary housing once it is vacated. Dauphin County Planning Commission reviewed the draft and offered one recommendation. Mr. Rosario addressed the recommendation and revised the draft to clarify the maximum square footage of the temporary housing. Examples of cottages were reviewed and discussed. Mr. Kurtz asked for the background on how and why this project began. Mr. Rosario stated some residents were interested in putting a unit on their property and there was no ordinance that permitted the placement of temporary housing. This is another option to placing family members in nursing homes. Mrs. Zimmerman commented that she has done a lot of research and there are many options and floor plans available. The township ordinance in place does not allow home improvements to exceed 25% of the current dwelling. There was discussion regarding how the ordinance determines the specifications of additions to the current dwelling. Allowing temporary housing provides another option for township residents. Chairman Klein commented that the only problem he sees is getting residents to remove the temporary housing. Mr. Kurtz asked for clarification if a resident can build a temporary dwelling as opposed to purchasing or leasing a manufactured unit. Mr. Rosario confirmed that a resident can build a temporary housing unit. Mr. Kurtz asked for clarification regarding the reasons for termination. He asked if the township has to

approve every occupant that wants to live in that unit. Mr. Rosario stated a permit must be obtained on an annual basis by the occupants. Mr. Steinmeier stated that his will be an administrative nightmare for the township staff. Solicitor Yost asked who will own the cottage. He suggested that the legal owner of the property own the temporary housing. Mr. Rosario will update Section B to state that the cottage must be owned by the owner of the principal dwelling. Solicitor Yost suggested that bond amount should be raised to \$25,000.00 and that it must be issued by a bonding company that is authorized to do business in Pennsylvania. The bond must be in place for the entire time the temporary housing is occupied. Mr. Rosario will update Section O to reflect the changes. Solicitor Yost suggested that the zoning ordinance be amended. Each zoning district will have to be modified to allow EHCO housing as a permitted use by right. It was the consensus of the board to have Mr. Rosario make the updates and present the draft to the board for their review prior to sending to Dauphin County Planning Commission.

ADJOURNMENT: 6:40 PM