

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, MARCH 6, 2017**

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

Adam Klein, Chairman

Kyle Miller, Supervisor

Don Steinmeier, Secretary-Treasurer

Gloria Zimmerman, Vice Chairman

Others Present: Frank Chlebnikow (Rettew); Erin Letavic (HRG)

PUBLIC COMMENT: None

OLD TOPICS: None

NEW TOPICS

Review-Ordinance 2017-03, Text Amendment for R-CO3 Overlay- Mr. Rosario reviewed project activity log for the board.

Beth Carricato, 699 Knight Road-Mrs. Carricato had the following comments:

- A text amendment should not apply to a single property or development.
- How can the applicant exclude themselves from the township’s environmental standards?
- The text amendment does not apply to any other area in the township.

Mr. Chlebnilow confirmed that the text amendment was designed around the concept plan and it would be difficult to apply it to any other parcel in the township. Chairman Klein asked how this is not considered “spot zoning”.

There was discussion regarding the text amendment that if approved the language would always be part of the township zoning. Mr. Chlebnilow explained that a portion of the land that would be dedicated as a municipal park is located in East Hanover but it would be the responsibility of West Hanover to maintain to area. Chairman Klein commented that is unacceptable that they will get credit for land dedication, however it is not in West Hanover. Mr. Chlebnilow reviewed the zoning of the three tracts. There was the discussion of cluster housing and further discussion that this text amendment only helps this developer. There is no other parcel of land within the township that would meet the criteria of the text amendment.

Mrs. Carricato asked if any members of the board or staff have walked the proposed park area. She commented that it is a very environmentally sensitive area with direct tributaries to Manada Creek. She recommended that the board and township staff walk the area.

There was discussion regarding the location of the property and the current traffic issues on Route 39.

There was conversation regarding the impervious surface coverage change from 35% to 75%. Mr. Chlebnilow explained that as a result of the clustering the lot size will be smaller.

Solicitor Yost asked for clarification regarding the number of units that can be built. Mr. Rosario stated that by right, they can build 299 units. The proposed plan has 262 units.

Mrs. Carricato asked if the subdivision of the land has been recorded. Mrs. Letavic stated that the subdivision has not been recorded. Mrs. Carricato stated that 90 days after a subdivision the plan needs to be recorded. There was discussion regarding this issue.

The word “notwithstanding” was discussed. Mrs. Carricato stated the definition is “in spite of”, she can’t understand how that word can be written into a text amendment. There was discussion regarding the use of this phrase. Mr. Chlebnilow said the township has asked the applicant to remove this clause and their reply was that the township has used it in the Ordinance. The township used the phrase to refer to exemption of a specific section not exemption for all township Ordinances.

There was a brief review of the comments received from Dauphin County Planning Commission.

Mr. Miller asked what changed from the first time the Zoning Hearing Board approved the plan until they denied the plan. Mrs. Carricato stated that the plan kept changing. She stated she recuse herself from the first hearing. Mrs. Zimmerman commented she was surprised that Mrs. Carricato didn’t recuse herself at the last hearing. Mrs. Carricato said at the last hearing the developer was essentially asking the Zoning Hearing Board to change the zoning. She stated that the Zoning Hearing Board have nothing do with zoning they only deal with variances and interpretation.

Mr. Chlebnilow said the text amendment hearing will be held on April 3, 2017 at 7:15pm. He said the board can request revisions to the text amendment after the hearing.

ADJOURNMENT: 6:50 PM