

**BOARD OF SUPERVISORS/PLANNING COMMISSION WORKSHOP
MEETING MINUTES
EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

November 15, 2007

Board of Supervisors:

Present: Marie Beaudet, Chairman; Keith Espenshade, Vice Chairman;
Thomas Shutt, Member; David Marshall, Member;
Absent: George Rish, Member

Planning Commission

Present: David Craig, Chairman; Donna Lebo, Vice Chairman;
Chris O'Neill, Member; Edward Twaddell, Member
Absent: Michael Kovach, Member

Also in Attendance:

Deborah Casey, Secretary/Treasurer
Dawn Eppinger, Administrative Assistant to the Planning Commission
Eric Epstein, Andrew Stein and Jaromir Kovarik, Esquire

This meeting was audio taped. The tapes are strictly for the use of the Administrative Assistant for clarification during preparation of the minutes.

The meeting was called to order 7:04 pm with the pledge to the Flag lead by Chairman Marie Beaudet.

1. PLANNING:

A. Comprehensive municipal watershed management - The initiatives for re-zoning, storm-water, flood protection and mitigation will fall under the umbrella of a Comprehensive Watershed Management Plan (CWMP).

B. The following subcommittees were formed:

**Storm-water and Flood Protection/Mitigation
Zoning and Comprehensive Plan
Sewage**

1. OLDS Ordinance

- Mrs. Deb Casey explained the ordinance is DEP mandated, and are required to pump your tank every 3 to 6 years.

- Mrs. Casey further noted the requirement is every 3 years, unless a letter is sent to the Township asking for an exemption. Exemptions are based on the size of the tank and the number of residents living there.
- Mrs. Casey also noted after a question that an ordinance from the Township is required.
- Mr. Epstein inquired as to whom would be responsible for enforcing the ordinance.
- Mrs. Casey explained about the program in the Township with the certified haulers, also noting reminder letter are also sent to homeowners

2. Storm Water Ordinance

- Chairman Beaudet noted the entire Township is on a well; there is storm water and sewage going directly into streams and we are not getting the groundwater recharge to sustain us on wells.
- Chairman Beaudet commented Mr. Kovarik made suggestions to the Township to preserve the natural resources for current and future residents.
- There was discussion about the two creeks, Manada and Bow Creek.
- Chairman Beaudet noted Mr. Kovarik suggested for uniformity to keep it at a 25-year flood, 50-year flood or 100-year flood event for retention. The goal for the retention was to be the 100 year flood event.
- There was further discussion on usage in relation to future growth
- There was discussion on a proposal for increased storm water retention with an increased recharge rate
- There was discussion on self-cleaning capacity of watershed. Mr. Kovarik explained pollution, percolation, surface runoff, storm water dilution and runoff.
- There was discussion on transfer development rights.
- There was discussion on mitigation of flooding along the creeks
- Mr. Shutt explained about how farmers would haul waste to the fields
- Mr. Shutt spoke about water retention as opposed to sending it to the streams
- There was discussion on holding basins and proper set up.
- There was discussion about water run off from developments into streams
- There was discussion on an underground run off system, as is the case at Cross Roads Restaurant

3. Sludge Application

- There was discussion with pumping the septic tanks and infiltration of bacteria into the ground
- Mr. Shutt noted at one time, one load of waste was able to be put on a farm per year. It has been allowed in recent years to spread the solids on an acre from the waste treatment plants, which has heavy metals in it.
- Mr. Epstein noted the government has standards for any environmental actions that are taken
- There was further discussion regarding the spreading of waste over farms

- Mr. Epstein noted some of the laws cannot be superseded by local ordinances and specifically referenced when they tried to pass a more restrictive Clean Air Act in 1984
- Mr. Kovarik noted as far as environmental law, more stringent requirements can be upheld.
- Chairman Beaudet added Mr. Shutt's concern is the sludge that is being applied and questioned that if the sludge being applied would violate the Federal clean water requirements
- There was further discussion.
- Mr. Kovarik noted feasibility studies may need to be done in order to determine the amount of sludge that is applied
- Mr. Marshall added his major concern is the type of sludge that is allowed to be applied; sludge out of septic tanks is relatively safe.
- There was further discussion on sludge application.
- Mr. Marshall suggested sludge application should be linked to both the Clean Water Act and Clean Air Act
- Mrs. Lebo added regarding the sludge application that DEP bases it upon a regional area and do not look at the local impacts and what it does to groundwater
- Mr. Craig asked if sludge application was protected under farming practices
- There was further discussion
- Chairman Beaudet noted Mr. Shutt had questioned the route of the effluent, does it always have to go in the stream and are there technologies to put it back into the ground
- Mr. Shutt asked if it would be viable for the farmers to come into the treatment plant when the tanks are switched and apply it to their farms rather than pumping it into the stream, to be used as irrigation, keep costs down, etc.
- Mr. Kovarik added the technique Mr. Shutt is referring to is an irrigation technique preferred by DEP, because it is slowing down the release allowing nature to finish the clean up process
- There was further discussion
- There was discussion on the lagoon system.
- There was further discussion on sludge.
- Mr. Marshall suggested the affluent into a pond and use technology to adapt them into a polishing system, adding aquatic life into the pond which would help to remove some nitrogens and released into the streams from there.
- There was further discussion

B. Miscellaneous Discussion

- Chairman Beaudet went around the table and introduced the attendees
- Chairman Beaudet commented Penn National had requested permission from the SRBC to pump 400,000 gallons of water per day from their wells.
- Chairman Beaudet noted at an Executive Session they discussed getting a lawyer in hydrogeology, Mr. Jaromir Kovarik. The action was ratified, who wrote a letter to the SRBC on behalf of East Hanover Township to maintain our rights. The action will be ratified at the next Board of Supervisors

meeting. The ratification of an agreement Mr. Kovarik was done at the November 20, 2007 Board of Supervisor's meeting

- Mr. Stein talked about planning for the future, changing zoning to expand the wetlands, grants for vegetation, money for park systems
- There was further discussion
- Mr. Marshall commented that the discharge of water can be controlled during storm events
- There was further discussion on irrigation and benefits for farmers and rain water.
- There was further discussion on well water and growth rings

C. Zoning

- There was discussion on the traffic and growth of Route 22
- There was discussion on zoning, business campus and the safety on Route 22 and the alternative routes if an emergency takes place
- There was discussion on LDARPG
- There was discussion on village overlay and high density necessity
- Chairman Beaudet discussed the difficulty the fire department may have getting out of their new location during an emergency if the barrier goes up
- There was discussion on the construction being done on Route 22 from Blue Ribbon Avenue in Lower Paxton into Lebanon County
- Mr. Marshall noted he spoke with PennDOT and Lebanon County. They will be using federal monies for the barricades. He also noted they are planning to make 22 a limited access highway
- There was further discussion
- Mr. Marshall noted the barriers will limit the business that are put in along Route 22 and also noted Sandbeach Road is scheduled for a traffic light due to the school's location
- There was further discussion regarding business parks along the Route 22 corridor
- Mr. Marshall suggested industrial being incorporated along the Route 22 corridor and try to keep the heavy truck traffic on the state roads as much as possible.
- Chairman Beaudet answered we currently have four industrial areas, 2 on Route 22 and 2 on I-81
- There was further discussion
- Chairman Beaudet asked what was in the location before Keystone Auto Auction. Mr. Shutt answered it was a fertilizer plant.
- Chairman Beaudet asked if anyone knew how they disposed of their waste.
- There was further discussion.
- There was further discussion regarding the zoning on and around Route 22.
- Mr. Stein suggested building a strategic planning process on how to make the decisions, when to make them and who gets into the details of them and the unique opportunity with the joint committee.
- There was further discussion on this

- There was discussion on the need for a time line, how the information will be disseminated, associated costs, identifying infrastructure issues
- Mr. Craig noted about using the comprehensive plan, looking at the ordinances
- Mr. Epstein noted the comprehensive plan was done in 2005, so the state will not provide funding for a new one
- Mrs. Lebo noted that are some concerns with some of the zoning in the comprehensive plan
- There was discussion on identifying what is important to the Township; i.e., traffic, storm water, sewage
- Mr. Stein noted the need for the Township to come up with the best zoning they are comfortable with.
- Chairman Beaudet commented that unless the zoning along Bow Creek Road that is allowed to be a business park, high usage may end up in that area
- There was further discussion regarding the traffic on Bow Creek Road and the opening of the casino
- Mr. Stein noted strategic planning will be important for Bow Creek Road area.
- There was further discussion regarding the traffic on Bow Creek Road
- Mr. Stein asked if there was dialogue between Penn National and the Township
- Chairman Beaudet answered that Mr. Longreen, Director of Public Works, has met with them in the past
- There was further discussion on the dialogue between Penn National and the Township
- Mr. Epstein noted the towns in this area are dependent upon the success of East Hanover Township
- There was further discussion
- Mr. Epstein noted he would future dialogue with Penn National
- There was further discussion
- There was discussion on Penn National's sewage plant

D. Identification of Work Teams for Various Projects.

Chairman Beaudet noted the identification of work teams for the Storm Water and Flood Protection/Mitigation Team are as follows:

- Mrs. Donna Lebo, point person from Planning Commission
- Mr. Tom Shutt, point person from Board of Supervisors
- Mr. Jaromir Kovarik
- Others are also welcome to attend

- Zoning and Comprehensive Plan
- Keith Espenshade, point person from Board of Supervisors
- David Craig, point person from Planning Commission
- Mr. Tom Shutt
- Mrs. Donna Lebo

Miscellaneous Discussion

- Mr. Espenshade asked if we obtained an interpretation of the Township's comprehensive plan and if the one with LDARPG is still in use
- Chairman Beaudet answered she consulted with the Township Solicitor and it was his opinion that what we own of that comprehensive plan is ours, but are those receiving places that need to take some of those areas that need to be identified, are they still going to take it
- Chairman Beaudet noted she also spoke with another zoning attorney and she was unsure because it was done under their auspices and suggested we contact whomever and get a legal opinion.
- Mr. Epstein asked if the Township would like them to find out the answer and further noted they raised the same issue, that we don't know if we can move forward unless we know what we are dealing with.
- There was further discussion
- Mr. Epstein noted he would need a copy of the letter of withdrawal.
- There was further discussion
- Mrs. Lebo asked Mr. Epstein about areas being set aside for parks, recreation, storm water, flood mitigation and limiting those for development
- There was further discussion
- Mr. Stein suggested coming up with the storm water plan and then figuring out how to make the plan happen and to start the building blocks for the plans at the next session
- There was further discussion
- Mr. Espenshade noted the comprehensive plan needs to be established before we move forward; the comp plan can be used into the zoning
- There was further discussion
- Chairman Beaudet noted we have a storm water ordinance that is based on different maps and different release rates and it would benefit the Township to have everyone at a retention rate that is the same
- Mr. Stein suggested the first meeting of the storm water team would be to identify those issues and set a process for going forward
- There was further discussion
- Mr. Craig asked if the ordinance will be amended or creating a new one
- Chairman Beaudet noted that some of the ordinances may just need amended
- There was further discussion
- Mr. Espenshade commented that each person should write down what their perspective is of the ordinances and they can meet with each other on an individual basis
- There was further discussion on the comprehensive plan
- There was discussion on the committees and their meetings. Chairman Beaudet added up to two supervisors can attend each meeting without the need for advertisement
- Mr. Kovarik suggested the comprehensive water shed plan be established before the zoning is worked on
- There was discussion about the map that will be used to work from

- There was further discussion regarding a dedicated solicitor for zoning
- Mr. Marshall suggested Mr. Carl Wass, who is the Township Zoning Solicitor
- There was further discussion regarding contacting Mr. Wass
- Mr. Richard Schock reminded the Supervisors there is currently a study being done for the 743/39 corridor
- There was further discussion on this; Mr. Espenshade and Mr. Longreen are on the Committee.

ADJOURNMENT

Being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc: Board of Supervisors

Marie Beaudet

Keith Espenshade

Dave Marshall

George Rish

Tom Shutt

Deborah Casey, Secretary-Treasurer

Eric Epstein

Andrew Stein

Jaromir Kovarik, Esquire

Planning Commission

David Craig

Donna Lebo

Mike Kovach

Ed Twaddell

Mike Webb