

**PLANNING COMMISSION MEETING MINUTES
EAST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
8848 JONESTOWN ROAD, GRANTVILLE, PA 17028**

May 26, 2009

Members Present:

David Craig, Chairman; Michael Webb, Vice Chairman
Glenn Moyer, Member, Michael Kovach, Member

Also Present:

Norman Ulrich, Township Engineer
David Smith, Township Zoning Officer
Dawn Eppinger, Administrative Assistant to the Planning Commission

Absent:

Scott Wyland, Hawke, McKeon & Sniscak, Township Solicitor
Karen Green, Dauphin County Planning Commission

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 by Chairman Craig at 7:03 p.m.

APPROVAL OF MINUTES

- **Mr. Moyer made a motion to recommend approval of the meeting minutes of April 28, 2009. The motion was seconded by Mr. Webb. Being no further discussion, the motion was approved 3 in favor, 0 opposed, 1 abstention. Mr. Kovach abstained from voting citing his absence at the April meeting.**

PLANS TO BE DISCUSSED

1. Reichelderfer (expires 7/18/2009). This is a final subdivision plan at 665 Laudermilch Road/644 Shady Lane for an annexation. A postcard has been received from DEP acknowledging receipt of the non-building waiver. Mr. Ed Kaylor of D.L. Reiber Associates and Mr. Chad Reichelderfer were present.
 - Mr. Kaylor submitted a memorandum with comments and noted it is in response to Mr. Ulrich's review letter dated May 19, 2009.
 - He noted the items he highlighted in orange were the changes the client was willing to make. The other comments are for information to accommodate the requests by the review engineer.

- Mr. Kaylor noted the five items that are in orange are plan changes that will be done before the next submission, and a letter of certification for a monument placement, which complies for the approval of the plan.
- Mr. Kaylor noted Mr. Ulrich commented in regards to Sections 401.2.11 and 401.4.10. He noted the revised plan does show physical features and he attached a copy of the outline of the ordinance of this section.
- Mr. Ulrich noted Mr. Kaylor called him and they discussed the items in the May 19th letter. He noted the SALDO does not include topo from a contour standpoint. In this case, there is a lot line change and he has no issue with not requiring it on the plan. Normally that is something they would want to see.
- Mr. Ulrich referred to a past plan noted he performed an outbound walk to ensure nothing negatively affected the application.
- Mr. Ulrich noted contours are not vital to the plan and he verified a waiver is not necessary.
- Mr. Kaylor provided a copy of the postcard that was mailed back from DEP regarding the non-building waiver.
- Mr. Kaylor noted the only item not addressed was the additional right-of-way. He noted the waiver is still on the plan, part of the submission and currently in front of the Commission. He asked for a recommendation of approval on the waiver for the request of additional right-of-way.
- Mr. Ulrich noted he had a discussion with the Township Solicitor, Mr. Wyland. He noted it is customary to offering of additional right-of-way dedication for some possible acceptance at some future later date. Mr. Wyland's response was he did not believe there was anything in the ordinance that was unjust or punitive.
- There was additional discussion regarding if it was not required of the applicant at this point, and in the future the Township should need to take the additional right-of-way, there would be legal fees involved and paying the difference from the devaluing of the property.
- Mr. Ulrich noted it would be his recommendation to consider taking the extra right-of-way, if there would be a cost versus no-cost issue.
- Chairman Craig asked for a recommendation from the Commission.
- **Mr. Kovach made a motion to recommend approval for the Waiver, Section 602.3.2, additional right-of-way. Mr. Moyer seconded the motion.** Chairman Craig asked for further discussion.
- Mr. Webb noted his only concern would be that if the Commission waives the requirement for providing the Township with the right-of-way at this point in time, as part of a normal land development process, that the precedence would be set for doing that everybody and it would potentially put the Township in the situation at some point in the future having to expend more Township funds to be able to acquire a right-of-way at that point. In reiterating the thoughts of the Solicitor, he noted it would not be his recommendation for the waiver.
- Chairman Craig added he is not sure there would be a hardship placed upon the landowner by requiring the right-of-way and that waivers should be fewer than many. He noted the Supervisors would have the final decision.

- Mr. Kovach noted in this case he feels in favor of the applicant. As far as precedent, he looks at each one on a case-by-case basis and feels in this case, it could put some hardship on the applicant.
- Mr. Smith asked to make a comment. He noted in this situation, as the Zoning Officer, he believes there is a duty, and in this situation where the request for the waiver would create more of a non-conformity. He noted he believes there is a duty to not make an existing non-conforming site more non-conforming. It is already there, and the effort that the applicant to trying to do right now is make it more conforming and by doing the subdivision that they are creating. He added realistically, the Township is defeating the purpose of what the applicant is doing the subdivision for. By doing so, it would be making a more non-conforming situation by taking property of the applicant's and putting the right-of-way line closer to the house.
- Mr. Moyer added he does not feel it is going to affect much of anything, and chances of the road ever having to be widened is very slim because the road is very wide now and is a lot wider than a lot of the roads in the Township. He does not see why they would ever widen the road unless there would be a development put in.
- **Being no further discussion the vote was 2 in favor, Mr. Kovach and Mr. Moyer, 2 opposed, Chairman Craig and Mr. Webb.**
- Chairman Craig added either way, there is a recommendation and the Board of Supervisors have the ultimate say regardless.
- Mr. Kaylor thanked the Commission for their time reviewing the plan and Mr. Ulrich's time on the telephone. He noted he hopefully laid out in orange for the review to know what is required and what is in place hopefully for the approval of this plan next month when it is resubmitted.
- Mr. Kaylor asked Mr. Ulrich if all the improvements need to be in place; i.e., monuments, shade trees, and assuming the criteria is met in a waiver, before the plan is approved by the Supervisors.
- Mr. Ulrich answered could state before final approval takes place, the Supervisors may want LTL to verify everything is in place. They also could say there would be conditional approval to comply with the letter. Either one is reasonable and it would make sense for the applicant to get the improvements in before because of the escrow, developer's agreement which may want to be avoided with this size project.
- Mr. Kaylor asked Chairman Craig in his opinion, based on the recommendation of the Commission, he asked if it would be appropriate in this case to present the waiver request before the plan is approved with the outstanding comments to the Supervisors and ask for their recommendation regarding the waiver.
- Mr. Ulrich reiterated for clarification that Mr. Kaylor would like to appropriate the Board of Supervisors to see how they feel about the waiver, get their opinion and come back to the Planning Commission to have everything finalized.
- Chairman Craig answered that could be done. It would be placed on the agenda for the first meeting and acted upon at their second meeting.
- Mr. Kaylor thanked them for their time and consideration.

2. Costabile (expires 8/2/09) – This is a final subdivision plan at 9377 and 9375 Mountain Road. A postcard has been received from DEP acknowledging receipt of the non-building waiver. Mr. Randy Allen of Dauphin Engineering and Mr. and Mrs. Costabile were present.
- Chairman Craig noted a comment letter was sent out on May 18, 2009, in regards to the Costabile subdivision plan.
 - Mr. Allen asked Mr. Ulrich regarding the note being placed on the plan regarding the maintenance section of the ordinance. He commented a note has been forwarded to Mr. Ulrich for his review and he wanted clarification regarding the process of putting the note on the plan.
 - He also added the applicant would like a recommendation from the Planning Commission to move forward to the Supervisors. He asked Mr. Ulrich if approval was needed to allow the Solicitor to look at the note.
 - There was discussion noting if the Planning Commission was comfortable that could be a condition of approval. Mr. Ulrich noted he would like input from the Zoning Officer and the Solicitor.
 - Mr. Allen commented the notes regarding the waivers which were approved at the April meeting will need to be added to the plan; also the date approval was granted by the Supervisors will need to be put on the plan.
 - Mr. Allen discussed the improvement guarantee and who's name it should be in. Mr. Ulrich answered he spoke to Mr. Wyland and he agreed this was unique but felt the wording of the agreement could be done it should not be a problem.
 - There was discussion regarding there being three parcels of land and the parcel that will have the improvements will be the Costabile land. After the plan is approved and recorded, it will become property of the Longenecker/Skinners.
 - There was concern if the escrow was put under one person's name and the ownership of the land should switch, who would be responsible.
 - There was discussion regarding the timing of the escrow. Mr. Ulrich answered the recommendation to the Township would be the agreement be in place in signed with the escrow monies posted with the Township before the Board signs the plans.
 - There was discussion regarding the construction inspections and the final inspections in relation to the procedure and timing.
 - Mr. Ulrich noted the land disturbance for this plan qualifies as a minor land disturbance. There are itemized quantities along with associated costs and inspections. Any costs associated with the inspection would happen as part of the escrow and construction. Once improvements are completed, the monies would be released back to the applicant.
 - Mr. Ulrich went through the inspection listing and discussed the inspections for each item. There was also discussion regarding the procedure of notification.
 - Mr. Ulrich noted under Stormwater Management Comment #2, which was caught by Mr. Allen, there is a discrepancy between the total for the escrow improvements and the total that is put in the paragraph.
 - Chairman Craig asked if the Commission was ready to make a recommendation. Mr. Ulrich noted there are some issues that need to be corrected on the plan but

it could be handled between the Planning Commission and the Board. Mr. Smith noted all the zoning issues were covered.

- **Mr. Kovach made a motion to recommend approval of the Costabile Subdivision Plan. Mr. Moyer seconded the motion. During further discussion, Mr. Ulrich recommended it be added in the motion to be conditioned upon addressing the outstanding items in LTL's letter. Mr. Kovach amended his motion to recommend approval of the Costabile Subdivision Plan conditioned upon on LTL's letter dated May 18, 2009. Mr. Moyer seconded the motion. Being no further discussion the motion was approved, 4 in favor, 0 opposed.**
 - There was discussion regarding the plan being forwarded to the Board of Supervisors for the June 2 meeting and acted upon on the June 16 meeting.
3. Halbleib (expires 8/02/09) – This is a land development plan located at 8685 Devonshire Heights Road in Hummelstown. No representatives for the plan were present.
 - Chairman Craig noted no revisions were submitted for the plan, and there were no comments from the professionals, the Commission or the public.
 4. Shutt (expires 7/06/09) – this is a final two-lot subdivision plan at 484 Manada Gap Road. A postcard has been received from DEP acknowledging receipt of the non-building waiver. Mr. Shutt was present to represent his plan.
 - Mr. Shutt acknowledged receipt of Mr. Ulrich letter and noted he has no problems with the review letter. He noted he would meet with his engineer and have the necessary changes made.
 - Mr. Ulrich noted the bulk of the comments are clarifications, minor adjustments and some additional information that needs to be added mainly from a surveying standpoint. He noted he spoke with Mr. Shutt and went through some of the comments as written and he anticipates a call from Mr. Shutt's consultant for modification of the plans.
 - There was discussion by Mr. Smith noting the expiration date of the plan is July 6; however, the first Supervisors meeting is July 7. He asked if there would be sufficient time for the changes or if the applicant should be asked for a grant of extension of time.
 - Chairman Craig noted it would be convenient if Mr. Shutt were to provide the Township with a letter to grant an extension of time.
 - Mr. Shutt answered he would grant the Township an extension. There was further discussion.
 - There was discussion regarding the Planning Commission acting on the plan. Mr. Kovach asked if Mr. Shutt could just give a verbal as was done in the past. There was further discussion. It was noted Mr. Shutt would follow the verbal notification up with a formal letter.

OTHER BUSINESS

1. Proposed Ordinance to the SALDO – Discuss the proposed changes to the SALDO and make a recommendation to the Board of Supervisors.
 - Mr. Ulrich asked if anyone had any questions regarding the proposed changes.
 - Chairman Craig asked if everyone had the opportunity to review the changes.
 - Mr. Ulrich noted the intention of the changes that were in front of the Commission were to address glaring deficiencies in the SALDO. There were some important points that were addressed. The intention would be moving forward the SALDO would be redone; however, this effort was to fix the problems in the SALDO.
 - Chairman Craig asked for questions or comments from the public or the Commission. He asked the Commission for a recommendation.
 - **Mr. Webb made a motion the most recent edited copy provided to the Planning Commission being forwarded to the Supervisors with a recommendation of approval. Mr. Moyer seconded the motion. During discussion, it was noted the date was 4/21/09. Being no further discussion, the motion was approved, 4 in favor, 0 opposed.**
 - Mr. Ulrich added if there were would additional questions from the Commission, to contact him via e-mail and he will answer any questions.

2. Eric Turns, Resident
 - Chairman Craig noted Mr. Turns lives at the corner of North Hill and Jonestown Road, and he is anticipating a future subdivision. He is coming before the Commission for questions and clarifications.
 - Mrs. Linda Turns, mother of resident Eric Turns, noted Mr. Turns was handing out a copy of the entire plot of the property, proposed survey, deed, copy of Zoning Section 204. They have previously met with an engineer to have it legally subdivided.
 - She noted in her conversations with Mr. Smith, they are in compliance with the regulations. They are looking for corrections or questions they may need to address before they get started with the plan and the paperwork that is needed to move forward.
 - She noted they are asking for a minor review to ensure they have everything.
 - Mr. Ulrich asked for a synopsis as far as does Mr. Turns own both parcels, what is he looking to do with it, history and more information for the Planning Commission
 - Mr. Turns noted he lived on the front part of the first parcel. The rear half is vacant and there is nothing on it other than grass. The proposed rear lot is 1.35 acres, Lot #2, and it is a lot to take care of.
 - Mr. Ulrich verified with Mr. Ulrich it is all one lot, and he is looking to chop it off and sell off a parcel. It is a corner lot and the other one does have frontage of approximately 180 feet.
 - Mrs. Turns noted the rear lot, which is Lot #2, has sewer.
 - Mr. Smith asked about the impervious coverage, which according to the calculations on Page 2 would equate to 37%. Under this situation, the maximum lot coverage is 20%. He asked who wrote the figures.

- There was discussion on the clarification of impervious coverage. It was clarified it would all impervious coverage; i.e., anything that sheds water, including a stone driveway.
- Mr. Smith noted impervious coverage would be his only concern, and that they may have to adjust the lot line. He noted the frontage that is required is 120 feet. What is proposed is 181 feet for Lot #2; there would be 60 feet to play with to create the impervious coverage to go down.
- Mr. Ulrich noted the fact Mr. Turns was before the Commission was good for them to go back to their engineer to ask them to look into it so it will not waste any time.
- Mr. Ulrich explained to the Turns' the initial submission with a cursory review, which highlights the bigger issues.
- Mr. Smith asked about sewer availability. Mr. Ulrich noted they would want to reserve sewer capacity. The Turns answered that had been done months ago, noting a letter had been sent to the Township office a year or so ago.
- There was discussion regarding the zoning ordinance requiring 120 feet of frontage. Mr. Smith was noted the house that is there now is already existing non-conforming, which was there since around the 1800's.
- There was further discussion regarding moving the lot line for the impervious surface, or eliminating a structure to create more impervious surface on the site.
- Mrs. Turns noted there is a structure on the lot that is not in very good condition and asked if they could tear it down, plant grass and count that towards the pervious surface and would this be a consideration. Mr. Kovach added the foundation would need to be removed.
- There was discussion regarding calculation of impervious surface, splitting up the square footages, looking into to if knocking down the structure would get them where they need to make it conforming.
- Chairman Craig added a layout would allow them the opportunity to ensure the setbacks would be met and that it is developable.
- Mrs. Turns thanked the Commission for their time and input and asked if there was anything else.
- Mr. Webb asked if there would be a buried field tank on the property. The Turns answered there was never one back there. The property had a drain field on because the septic did not work, and with public sewer it has been shut down.
- Chairman Craig asked for the Turns' contact information in the event the professionals had any questions or ideas after the meeting was over.

3. Hilton Garden Inn Sewage Planning Module

- Chairman Craig noted the sewage planning module was received in April, with a comment letter from LTL received on May 5, 2009.
- It was confirmed by Mr. Brinser this was the planning module before the final plan is submitted.
- Mr. Brinser noted most of the comments from LTL are very simple modifications to the planning application itself; however, there is one item, Section H, which talks about an alternative analysis to make sure the proposed type of facility which is installed is feasible.

- They are proposing a pump station to be turned over to the Township after construction. He noted the reason it was proposed is because the gravity system which lies across Bow Creek, the invert of that is actually higher than the creek itself, it is physically impossible to get from the Hilton Garden Inn and that side of the creek over to that manhole by gravity without making major renovations to the entire line to some degree down towards 81.
- He noted when it was initially submitted it was a very brief analysis. They thought it was agreed upon with the Commission and the Supervisors because of the gravity system in the creek and the inability to do it by gravity, it was generally accepted the only alternative was to go with the pump station.
- It was noted sometimes DEP wants more justification as to why a pump station would be used.
- Mr. Brinser noted he spoke with Mr. Chris Hannum of LTL, revised their analysis to talk about the same issues and detail them more as to why they cannot tie into the existing gravity system.
- There was discussion regarding the gravity system down to 81 from the Bow Creek stream behind the pizza shop basically, which is approximately 1,100 feet of line that would have to be replaced to catch up to gravity to get them the required 3 feet below the stream. The entire 1,100 feet of piping would have to be lowered, plus 6 manholes, bypass pumping, etc.
- It was noted the financial feasibility of that would cost double over what the pumping station would cost.
- There was discussion regarding it being analyzed for the Hilton Garden Inn which is at the highpoint of the site.
- Mr. Brinser noted even though nothing is necessarily planned on the other acres, by establishing a gravity line that would service the Hilton Garden Inn, the additional financial burden to modify that length of sewer, as well as the unknown; i.e., if the portion of the site is developed which is lower than the HGI, it is going to lower the gravity feed that ties in.
- Mr. Brinser noted they do not know what will ultimately be developed down the road, it is kind of hard for them to determine what elevation something might be developed at.
- Mr. Brinser spoke of the feasibility of a pump station versus a gravity line, it could be replaced. The cost to replace it would be double or more, noting they need to look at other items as well; not only to serve their property but in a conversation with LTL they spoke of the possibility of connecting other people.
- Mr. Brinser noted with regards to the gravity line, the pizza station and Exxon could probably tie in, it would limit who could connect with them in that area. By putting the pump station in, there would be greater flexibility to be able to connect other people and properties to the service.
- Mr. Brinser asked the Planning Commission for feedback and input on the use of the pump station and the alternative analysis with the additional associated costs with the gravity line. He noted it will go back to the engineer for review.
- Mr. Brinser added they heard there was some interest in determining whether or not a gravity line could be installed.

- There was discussion regarding the Township does have an exorbitantly high number of grinder pump stations. The Township's concern is with the maintenance, replacement and the additional costs associated. The long term cost is something to be considered.
- Mr. Ulrich suggested to Mr. Rettew that it might be something worthwhile bringing up to the Board of Supervisors to get their input and to look at it very closely.
- Mr. Ulrich added his guess would be if it is at all possible, it would make sense to get a gravity system put in. He acknowledged to the more of the build-out condition with the residual piece on the Hilton Garden's property.
- There was discussion noting the Township looks at it more as what is happening now.
- There was discussion regarding the costs incurred on a monthly basis when the treatment plant operator has to replace the pumps.
- There was discussion regarding if the Hilton Garden is looking to turn anything over to the Township, the opinion would be weighed heavily on a gravity system if at all possible.
- Mr. Brinser noted he agreed with Mr. Ulrich that some of the long term costs can be there and also spoke about planning ahead. If \$200,000 is spent to replace the line now and in two or three years, someone comes along and can't get there by gravity, that person will have to spend around \$100,000 at that point to put a pump station in.
- There was further discussion regarding looking at short term and long term. Mr. Brinser added about speaking further with Mr. Hannum of LTL.
- He also noted there are several residences that are currently not on sewer and if there is any desire to get them on sewer, it will not be accomplished with the gravity line. There will need to be a pump station at some point in time.
- Mr. Ulrich added as part of the alternatives analysis, it would be useful to bring it up. He noted it is important for the Township to try and steer clear of pump station if possible.
- Chairman Craig asked if they were speaking about a cost analysis; i.e., the average monthly cost for it and the payback period if they were to put in gravity.
- Mr. Ulrich answered they would have to satisfy the requirements of the alternatives analysis. He noted he could not get deep into that because it is not his area of expertise. He commented Mr. Hannum would be the individual. He indicated he spoke with Mr. Hannum just to let him know how important it is to try to avoid a pump station if it is possible.
- There was discussion regarding if an analysis would come back and note financially, it would be the same to provide either a pump station or gravity feed, the gravity feed would make sense because there is less maintenance cost and less concerns long term.
- There was discussion regarding if the cost, if it would be an easy installation and if a pump station was put in and the Township did not want it turned over to them.
- Mr. Ulrich also noted he would suggest to the Township it would be much better to take over the long term maintenance requirements of a gravity system as it would be to take over a pump station, as they seem to be replaced every other

month. He also noted he did not feel there was enough information to get into a good debatable discussion.

- Mr. Ulrich noted for Mr. Brinser is how important the Township would look at the information so they can put forth the same amount of effort and make sure everything is in order when Rettew comes forward.
- Mr. Brinser answered that is why he was asking tonight. He acknowledged he understands where the Township is coming from and also that they are looking at it from a long-term perspective of providing a pump station for other individuals to tie into, not necessarily just for the Hilton Garden Inn. Before they go through the motions of getting something that LTL is satisfied with, what would be the quickest way to get it resolved to know what the Township is really after.
- There was discussion regarding Rettew not having information on the sewer line going all the way downstream. Mr. Brinser asked if it would be available and if there would be drawings available.
- Mr. Ulrich answered he would need to have Board approval, but his guess is anything that is available to help with the alternatives analysis would be made available.
- There was discussion regarding the information for the analysis.
- Mr. Brinser asked if they should go to the Board and ask.
- Mr. Ulrich answered it would be a good idea to go in front of the Board and explain to them where they are at, and request the information.
- Mr. Brinser asked if they could submit a draft alternatives analysis so LTL and the Board would have something to look at with some numbers. He asked if they could get on the next Supervisors' meeting.
- There was discussion regarding getting input from the Supervisors before formally submitting the planning module and finding out that is not what the Township is looking for.
- Chairman Craig answered he cannot speak for the Supervisors. Mr. Brinser asked if the Planning Commission would be okay with them moving forward in that fashion.
- There was a discussion regarding the alternatives analysis. It was noted a draft was e-mailed to Mr. Hannum of LTL on May 26th.
- Mr. Brinser noted he would like to get more feedback before finalizing the information.
- Chairman Craig asked about the gist of the analysis.
- There was discussion regarding the analysis. It was noted it was cost prohibitive for to go with the gravity.
- Chairman Craig asked if the pump station that is shown on the submittal where they actually plan on locating it. Mr. Brinser answered it was not and they discussed about shifting it.
- Mr. Brinser answered it needs to be worked out and it was just for the module itself.
- There was discussion regarding the planning module and the planned location of the pump station and where it is being proposed or best suited.

- Mr. Brinser noted in concept, they have agreed to shift it to the best location to serve the adjoining property owners mentioned by Mr. Hannum. He noted he thinks it would be more of a point if there is an issue over gravity versus the pump station and they need to get it in the open with the Board and the Commission.
 - Mr. Ulrich clarified a Supervisor suggested if there was going to be a pump station it might want to be located where they can pick up other problem areas.
 - Mr. Ulrich added there was discussion with Mr. Hannum asking what would be involved and not Mr. Hannum making the suggestion.
 - Mr. Brinser added they agreed to working with LTL to locate the pump, shifting it down the hill to the lower point to pick up more properties. He noted the issue he is raising is whether or not there should be a pump station. He questioned to what extent is economically feasible.
 - There was discussion regarding the gravity system being twice the cost.
 - Mr. Webb added the Township needs to look at it from the point of view of cost maintenance to the Township with a pump station over the life-span of the pump. He noted there is very little maintenance on a gravity system and significant maintenance on a pump system, along with electrical costs and repair.
 - Mr. Ulrich pointed out the cost analysis is based on Hilton Garden wanting to turn the pump station over to the Township for them to take care of.
 - There was discussion regarding a scenario of the Township taking the pump station over in 20 years and the operating and maintenance costs.
 - Mr. Brinser noted it sounds as though the Township wants a complete cost breakdown, estimated maintenance fee, etc.
 - Mr. Ulrich acknowledged for the Planning Commission to make that kind of decision, that is the information they would need.
 - There was discussion regarding getting the information for Mr. Brinser.
 - Mr. Brinser noted the revisions will be made, submitted and acted upon at the following meeting. Chairman Craig answered yes.
 - Chairman Craig suggested if Mr. Brinser wants to send in a draft for review to LTL, get a preliminary comments, not come to the next meeting, make additional changes. That can be done and would be quicker for the applicant.
 - Mr. Brinser noted he feels they got the information they were looking for. Originally they thought everyone was on board with the pump station, but recently heard that may not be the case.
4. Planning Commission Opening
- Chairman Craig noted he received an e-mail from Mrs. Casey, the Secretary/Treasurer about an interested candidate. He noted it will be forwarded to the Commission members.
 - He added the individual is asking for what criteria there is and the expectations of a Planning Commission member.
 - Chairman Craig noted his response would be approximately 8 to 10 hours per month dedicated to the Planning Commission items and attendance in addition to other time for the workshops.

5. Monthly Reports to Supervisors

- Chairman Craig noted in the past he would prepare a monthly report to the Supervisors for their second meeting.
- He noted with his busy schedule, he made the suggestion to forward on a copy of Mrs. Eppinger's draft meeting minutes as opposed to restructuring them and paring them down and asked for input from the Commission members.
- He noted he tries to go the second meeting of the month. He offer for anyone to be willing to take on the responsibility.
- Mr. Kovach noted he is fine with the way things have been done.
- Mr. Webb suggested if Chairman Craig has another commitment that prevents him from attending the meeting, if he calls him and he is free, he will attend the meeting.

6. Richard Schock

- Mr. Schock asked if the Hilton Garden was talking about lowering the line that is currently in the ground for sewer.
- Mr. Ulrich answered although he has not seen it in plan view, that is his understanding.
- There was discussion regarding the gravity feed and the percentage needed for that.
- Mr. Schock noted there are four Texas Eastern pipelines that cross the area and that the line that was run up under 81 was not deep enough to go up under those lines. His suggestion is to go down to 81, cross the stream and come back up, and run parallel lines. The line can be kept above the sewer lines and the stream would not have to be crossed.
- There was discussion regarding the gravity feed system and that if it cannot be done, Rettew will have to show it cannot physically be done.
- There was discussion noting there is a gravity lines that comes down from the rest area. Mr. Schock added it was a long possibility and would still require a pumping station
- There was discussion regarding the Township's desire to use gravity instead of the grinder pump with all the problems.
- There was discussion regarding the long term maintenance on the grinder pumps.
- There was discussion regarding the pizza shop having a holding tank and currently not being hooked up to sewer.
- Mr. Webb added that depending upon the route used and whether or not they can lower the line, they may be able to pick up the two properties there on a gravity system as well.
- Mr. Schock noted it could be done if they crossed the creek and came up closer to the buildings.
- Mr. Schock asked if Hilton Garden would be where anybody that hooks up to the line later, the Hilton Garden could get reimbursed and get some of their money back.

- Mr. Ulrich answered if they are currently not aware of it, they will be when the alternatives analysis is performed.
- There was discussion noting anybody that has an EDU with the Township probably would be able to hook in without an additional cost.
- There was discussion about the ability to fix the two problems areas at Funck's and the pizza shop during the installation for Hilton Garden.
- There was discussion as to whether or not Funck's and the trailer park are the same grinder pump.
- There was discussion regarding whether or they put the lines deep enough to go under the Texas Eastern pipelines.
- Mr. Schock clarified for Mr. Ulrich he was referring to the area north of 81. He noted there should be a manhole just north of 81 and there may be a change in elevation to go up over the lines.
- There was discussion regarding tying into the manhole, crossing the stream and keeping the line flat and go up over the pipelines again, they would not be able to get deep enough to go under the lines.
- Mr. Schock noted they would not have to run under Bow Creek and added he is not sure why DEP would require three (3) feet of cover under the creek.
- He also added he is not sure what would be needed to get into the line that is across Bow Creek.

ADJOURNMENT

Mr. Kovach made a motion to adjourn the meeting at 8:42 p.m.

Respectfully submitted,

Transcribed by Dawn E. Eppinger

Cc:	Board of Supervisors	Planning Commission
	Marie Beaudet	David Craig
	Keith Espenshade	Glenn Moyer
	Dave Marshall	Mike Kovach
	Tom Shutt	Mike Webb
	John Nelligan	
	Scott Wyland, Township Solicitor	
	Norman Ulrich, Township Engineer	
	David Smith, Township Zoning Officer	
	Deborah Casey, Secretary-Treasurer	
	Karen Green, Dauphin County Planning Commission	
	Zoning Hearing Board	