

Minutes of the May 27, 2003 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were all Supervisors, Ron Horton, Carol Merryman, Harry Stokes, John Stevenson, Bob Sharrah, Jim Paddock, Robert and Patricia Gentry, and reporters from THE GETTYSBURG TIMES and EVENING SUN. The meeting was tape recorded.

Mr. Shealer made a motion to approve the Minutes of the previous meeting, seconded by Mr. Bowling and carried.

Mr. John Stevenson, 390 Country Club Lane, explained to the Supervisors that Waste Management was told by PaDEP that they could no longer accept yard waste in the trash collection. He added that he had called the Adams County Department of Solid Waste and Recycling and had been told by Bicky Redman, that every Township should have a composting program for residents to dispose of their yard waste. She added that Cumberland Township got a grant for a chipper and, as part of the grant process, had agreed to start a composting facility. Mr. Shealer reported that the chipper is used to recycle Christmas trees and brush that they trim from the sides of the roads. The mulch from this chipping is available to Township residents at no charge. The agreement for the chipper was reviewed, but it stated that the Township was to start a leaf composting facility, and said nothing of grass clippings. Mr. Shealer stated that he felt that the leaves they were referring to were on the brush that they cut. Mr. Bowling stated that the Township had allowed dumping years ago, but they had to stop it because the grass clippings fermented and smelled very badly, creating a problem for the neighbors of the Township Building. Mr. Shealer suggested that Mr. Stevenson could compost the grass on his property. Mr. Paddock offered to give the Township the composting equipment that he got from Mr. Thomas. Mr. Stevenson also expressed a concern about the branches from some large Oak trees that are on Park Service property and hang over Old Mill Road. He stated that a lot of people walk along the road and one day someone will be hit by one of these branches falling, if something isn't done about them. Mr. Shealer will follow-up on this concern.

Commissioner Harry Stokes spoke to the Board about concerns that the County Planning Office and Planning Commission have with the proposed Shine and Sparkle Car Wash at 805 Old Harrisburg Road. He presented copies of the County's review letters for the project and he asked that the Township take special care with this project. He added that they are working with the Conservation District, PaDEP and the Army Corp of Engineers, in regards to illegal filling in of wetlands on the site. He stated that the soil on the site was deposited there as a result of flooding, is unstable, and they feel that another flood would wash the fill right away. He added that the construction pad is located in the flood plain. He also stated that the County is concerned about fluids that may leak from the cars while using the car wash. Also, they do not feel that this is an appropriate place for storage facilities because of the past flooding that has occurred on this site. He asked the Supervisors to stay in close touch with the County as this project progresses.

Mr. Bob Sharrah reported that the subdivision plan for **Realty Leasing and Management Co.** has been revised to show the existing sewer line and a 20' wide sewer easement, centered on the line. There will be a little of the easement which falls on the lots on Windbriar Lane and the easement will be dedicated when this plan is recorded. The plan was tabled at the last meeting because this sewer line was not shown. The Board asked if lots from Deatrick Drive will use the existing line and Mr. Sharrah stated that approximately ten lots will be hooked up to that line. **Mr. Weikert made a motion to approve the Final Plan and Form B Request for Non-Building Waiver for Realty Leasing and Management Co., seconded by Mr. Gregor and carried.**

Mr. Horton reported that no revised plans have been received for the **Shine and Sparkle Car Wash**. He added that the plan was approved by the Planning Commission contingent upon substantial revisions being made to

the plan. Approval would be needed by the first meeting in July. Mr. Paddock added that the Commission did push the developer to do a number of things to improve the plan, in regards to the concerns expressed in the County's comments and again tonight by Commissioner Stokes. He added that he didn't feel that anyone wanted to approve the plan, but did not feel that they had the ability to turn it down. **Mr. Gregor made a motion to table, seconded by Mr. Bowling and carried.**

Mr. Weikert stated, for the record, that he had cast the lone "no" vote on the first land development plan that was submitted for the above-mentioned property because of the concerns that were mentioned again tonight. The Board agreed that Attorney Heiser should review the plan and comments.

Mr. Horton reported that the next item on the agenda is regarding the same property and is part of the first approval. He stated that the Township has received a request from American Specialty Systems, Inc. for release of the \$10,000.00 being held in escrow for the landscaping improvements at 805 Old Harrisburg Road. Mr. Horton added that he has inspected the landscaping improvements and they appear to be pretty close to what is shown on the plan and he recommended that 90% be released and 10% be held in case some of the plants do not live. It was noted that some of the landscaping may have to be moved to allow for the additional access drive to the north of the car wash that the Planning Commission asked them to put on the plan. **Mr. Shealer made a motion to approve the release of 90% of the financial security being held in escrow for American Specialty Systems, Inc. for improvements at 805 Old Harrisburg Road, seconded by Mr. Weikert and carried.**

Mrs. Merryman explained that there are two revised **Certificates of Appropriateness** on the agenda for lots 12 and 14 in Roselawn. The color of the units has been revised to Harbor Blue, a color that had not been approved by HARB. She added that a complaint was received from a neighbor because she had been told that she could not use blue on her house. Mrs. Merryman explained that she confirmed with the Chairman of HARB that they had never told anyone that they could not use blue and this had to be an assumption on her builder's part. HARB has approved the revised certificates. **Mr. Gregor made a motion to approve the revised Certificates of Appropriateness for lots 12 and 14 in Roselawn, seconded by Mr. Weikert and carried.**

Mr. Weikert made a motion, seconded by Mr. Shealer and carried to table the reappointments of Mr. Gratto and Mr. Paddock to the Planning Commission. The Board felt that, as a matter of courtesy, they should ask the Chairman, Ralph Haller, for a recommendation prior to the reappointments.

The Manager/Engineer's report was reviewed. Mr. Weikert asked Mr. Horton if he had been able to arrange a meeting between Mr. Doersom and Mr. Bachert. Mr. Horton reported that he has contacted Mr. Bachert and he is willing to come in and discuss the situation. Mr. Gregor asked Mr. Horton if he had gotten a determination from Mr. Heiser on this situation. Mr. Horton reported that Mr. Heiser did determine that this is not a Township problem, it is a problem between the two neighbors.

The Zoning Officer's report was reviewed and the attached letter from Dave Sites requesting that he be allowed to start construction on a mail handling building prior to getting his approval from Labor and Industry. In the letter, Mr. Sites also agreed that the Township can hold his Certificate of Occupancy on the building until that approval has been received. **Mr. Gregor made a motion to permit Mr. Bower to issue the building permit without the L & I approval, subject to no Certificate of Occupancy being issued until they have that approval, seconded by Mr. Shealer and carried.**

The Assistant Secretary's report was reviewed. Mrs. Merryman reported that she will miss the next meeting because of her stepdaughter's graduation. The Board asked her to see if Mrs. Green would cover the meeting for her.

Mr. Bowling reported that the Agricultural Security Area Advisory Committee met to review ASA V and they approved all of the parcels except for the Glenn Sterner parcel, which has been developed.

Mr. Shealer reported that road inspection has been rescheduled for June 6, 2003 at 7:00 a.m. He also reported that the estimated cost for the Township to complete the 8 ft. portion of Woodcrest Drive (contractor obligated to do 10 ft. portion which they disturbed) is \$4,375.00. The work would be done in the beginning of June, weather permitting. **Mr. Bowling made a motion to approve the resurfacing of the whole road, seconded by Mr. Weikert and carried.**

Mr. Weikert reported that there will be a meeting on Ag Zoning and Ag Land Preservation on Tuesday, June 3, 2003 at 7:00 p.m. The purpose of this meeting is to hear how the residents who own the larger tracts of land in the township feel about Ag Zoning and Ag Land Preservation.

The bills were paid. Expenditures for this meeting totaled \$4,718.08 from the General Fund.

There being no further business, the meeting was adjourned at 8:55 p.m. by motion of Mr. Weikert, seconded by Mr. Shealer and carried.

Carol A. Merryman, Asst. Secretary

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