

Minutes of the June 28, 2005 Meeting

At 6:45 p.m., Chairman Waybright called the Public Hearing for a Conditional Use concerning Deatrick Commons to order. Present were Supervisors: Tom Shealer, George Weikert, John Gregor and Barbara Underwood; Flo McLeish, Sam Teeter, Attorney and Deb Zepp – Stenographer, Please see the transcript for the record of this hearing.

The regular meeting was called to order at 8:07 p.m. by Chairman Waybright. Present were Supervisors: Tom Shealer, George Weikert, John Gregor, and Barbara Underwood; Flo McLeish, Gil Picarelli, Mike Galassi, Jim Paddock, JR Crushong, Robert Sharrah and Kim Patrono. The meeting was tape-recorded.

Mr. Shealer made a motion, seconded by Mr. Gregor and carried, to approve the Minutes of the June 14, 2005 meeting, as written.

Chairman Waybright introduced the next item on the agenda. The Board needs to take action on a zoning map change decision for S&A Homes at the airport. The hearing was held on May 24, 2005. This concerns two parcels of land near the Gettysburg Airport. The applicants wished to switch the zoning on those parcels of land. One parcel will change from AIR zone to MX and the other parcel will change from MX to AIR. Kim Patrono explained that the parcel known as the grass strip (AIR to MX) needs to be decided upon and the other parcel (MX to AIR) will remain as is. Mr. Gregor asked for clarification. It was confirmed by Kim Patrono and Robert Sharrah that they are talking about the old airstrip piece. Mr. Gregor asked the Manager what the recommendation of the planning commission was concerning this change. Ms. McLeish responded that the planning commission recommended that the Board approve the zoning request. **Mr. Gregor moved that the parcel in question commonly referred to as the old grass runway be rezoned from AIR to MX, seconded by Ms. Underwood and carried.**

Ms. McLeish stated to the Board that Mr. Sharrah is asking the Board for an extension of the Planning Module for the Preserves at Plum Run to be decided at the July 12th Board of Supervisors meeting. The reason for the request is to allow time for the Township and the developer to review the agreement concerning the wastewater treatment plant. **Mr. Shealer made a motion to approve the extension for the Planning Module for the Preserves at Plum Run; seconded by Ms. Underwood and carried.**

The next item on the agenda was for the Board of Supervisors to adopt the UCC Board of Appeals Ordinance. Ms. McLeish presented to the Board the proof of publication of the Board of Supervisors intent to adopt the intermunicipal agreement and Ordinance establishing the UCC Board of Appeals. George asked if the Ordinance will be assigned a number. Ms. McLeish responded that it will get assigned a number after its adoption. **Mr. Weikert moved to approve the Ordinance which enters the Township into an intermunicipal agreement creating a shared Adams County UCC Board of Appeals; seconded by Mr. Gregor and carried.**

Mr. Waybright introduced the Resolution for Anthony's Place Preliminary/Final Land Development Plan. This concerns the former Manito Property on Route 30. Ms. McLeish asked Mr. Crushong, representative for Interfaith housing if Tim Knoebel contacted Mr. Mains about the required recreation fee. Mr. Crushong replied that he spoke with Mr. Mains about the fee earlier that day. Mr. Crushong asked if the fee was imposed because they had ten or more units and Ms. McLeish responded yes. Mr. Crushong asked if it \$1000 per unit; Ms. McLeish responded yes. Mr. Weikert asked Ms. McLeish about the traffic impact fee. She responded that their use does not warrant a traffic impact fee simply because they are locating in an existing structure that produced more traffic via its use as a school, versus the new use of the facility. Gil Picarelli mentioned that the resolution has few comments and the engineer's office was fine with the plans. **Ms. Underwood moved to adopt the resolution for Anthony's Place Preliminary/Final Land Development Plan; seconded by Mr. Gregor and carried.**

The next item on the agenda was the Resolution for James Paddock's Final Subdivision Plan. Mr. Paddock was present to ask or answer any questions. Mr. Gregor asked Ms. McLeish if the recreation fee applies to this Subdivision. Ms. McLeish responded it does not, as this plan does not meet the minimum requirements for the fee. Mr. Paddock stated the resolution looks fine to him. Mr. Waybright told Mr. Paddock that this is a standard resolution that the manager has implemented so that everyone knows what is going on with their plans as well as any outstanding conditions that need to be met. **Mr. Shealer moved to approve the Resolution for James Paddock's Final Subdivision Plan, seconded by Mr. Weikert and carried.**

Concerning the same property, the Board of Supervisors is required to take action on the Planning Module. Gil Picarelli stated the Planning Module was ready to sign. Mr. Picarelli stated that the Board was concerned over the A/B systems and suggested an O&M Agreement. The thought of the Board was to wait until the time of the building permit and no permits will be issued until that agreement is resolved. Mr. Paddock mentioned to the Board that they may use the A/B system, however they might go with a controlled fill. Mr. Weikert asked Mr. Paddock that quite a while ago there was an area that was going to be filled; is that the area you are referring to?

Mr. Paddock clarified the situation by stating there was an issue about the control fills and zoning concerning the removal of topsoil; however, that was at a time where we could not find an area to perc. About a year later, they found suitable sites. A control fill is no longer needed on that site. **Mr. Weikert moved to approve the Planning Module for the James Paddock Subdivision; seconded by Mr. Shealer and carried.**

The next item on the agenda is the request for extension for the Joseph Tripi Subdivision Plan. Ms. McLeish stated that she has a request for the extension that is included in the Board's packets. **Mr. Gregor moved to approve the request; seconded by Ms. Underwood and carried.**

The next item was the manager's report. Ms. McLeish updated the Board on the Adelpia Agreement. She has recently received a packet from Comcast that included a Form 394 Application which needs to be approved and signed by the Board of Supervisors within 120 days of receipt. The Form 394 is an FCC requirement that transfers the franchise agreements from Adelpia to Comcast. Ms. McLeish stated that our current agreement with Adelpia is expiring and she contacted Dan Cohen about this situation. Mr. Cohen set up a conference call of the consortium and advised each of us to wait until he can get extensions signed by Adelpia before approval of the Form 394. In so doing, we will not be wasting our money negotiating an agreement with Adelpia, only to have to redo our agreements with Comcast once the sale of Adelpia is completed in early 2006. Ms. McLeish stated that Comcast has more resources than Adelpia and we may be able to negotiate a better agreement. She will update the Board once Mr. Cohen advises on what to do next. She also informed the Board that PENNDOT has approved our HOP for the Belmont Bridge Road Closure. She stated that the permanent detour signs are on order and should be placed shortly. Mr. Weikert asked about the Sach's Mill Bridge Trail. Ms. McLeish replied that it was in the design phase and Leah from KPI will be working with Marc Pratt to select the trail materials.

Mr. Gregor made a motion to pay the bills; seconded by Mr. Weikert and carried. Expenditures for the meeting totaled \$38,368.64 from the General Fund.

There being no further business, the meeting was adjourned at 9:00 p.m. by motion of Mr. Shealer, seconded by Mr. Weikert and carried.

John P. Gregor, Secretary

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