

Minutes of the September 26, 2006 Meeting

The regular meeting was called to order at 7:30 p.m. by Chairman Gregor. Present were all Supervisors; Flo Ford, Carol Merryman, Tim Knoebel, Rodney Yingling and Dick Watson from the Gettysburg Times. The meeting was tape-recorded.

Chairman Gregor announced that the Board will be holding an Executive Session prior to adjournment to discuss two legal matters.

Mrs. Underwood made a motion to approve the Minutes of the September 12, 2006 meeting as presented, seconded by Mr. Weikert and carried.

Mr. Weikert made a motion to approve the bills list in the amount of \$46,315.24 from the General Fund, seconded by Mrs. Underwood and carried.

Mrs. Eugenia Czeck of 26 Cannon Ridge Way inquired about the status of the booster pumping station because she sees all of the work going on with Phase II of Cannon Ridge and it was her understanding that S & A Homes would not be allowed to build anymore until the booster station was built. She stated that they were promised that the booster station would be built by April. Mr. Gregor clarified that this project is between Gettysburg Municipal Authority (GMA) and S & A Homes. He added that S & A Homes has permission to build and occupy 18 homes and they are fully aware that occupancy certificates will not be granted to anymore homes until the booster pumping station has been completed. Mrs. Ford reported that the plan for the new location of the booster pumping station is ready for approval at tonight's meeting. She stated that they have PNDI clearance and DEP approval and after the land development plan is approved they should be able to move forward with construction. She added that from what she has heard, they should have the project completed by the first of the year.

There was no Old Business.

The first item on the agenda was the subdivision and land development plan for the Martin Farm LLC/GMA Water Booster Station located on the east side of the relocated Fairplay Road. Mr. Knoebel reported that the plan proposes the subdivision of a 99.403 acre parcel owned by Martin Farm LLC into one .196 acre parcel to be conveyed to GMA and one 99.207 acre parcel to remain under Martin Farm ownership. The .196 acre parcel will be improved with the pump station building. The Planning Commission has recommended approval of the plan and there are two waiver requests, one of which is included on the Resolution for Final Approval and the second of which has to be requested by the developer's representative and the Resolution amended.

Mr. Waybright made a motion to approve 3.a. waiver to Section 401.4.D: Development within fifty (50) feet of a wetland or waterbody, seconded by Mr. Weikert and carried. Mr. Waybright made a motion to approve 3.b. waiver to Section 504.1.A: Waiver from the preparation of a Stormwater Management Plan (subject to the developer's request for same) seconded by Mrs. Underwood and carried. Mr. Shealer made a motion seconded by Mrs. Underwood and carried to adopt Resolution 06-17 Preliminary/Final Land Development Plan for the Martin Farm/GMA Water Booster Pumping Station contingent upon the request for waiver to preparing a stormwater management plan being received.

Chairman Gregor reported that the Township's Personnel Policy Manual has been updated and is ready for the Board's approval. **Mrs. Underwood made a motion to approve the updated Personnel Policy Manual seconded by Mr. Weikert and carried.**

Mr. Weikert made a motion to approve the MMOs for 2007 budgeting purposes in the amounts of:

\$35,909.67 for the Non-Uniformed Pension Plan and \$9,833.07 for the Police Pension Plan. The motion was seconded by Mr. Waybright and carried.

Chairman Gregor reported that the next item on the agenda are six requests for extension.

Mr. Knoebel reported that D & L Enterprises has a minor land development plan for mini-storage buildings on Taneytown Road and they are in the process of addressing comments on the plan. **Mr. Waybright made a motion to grant the request for extension for D & L Enterprises for an additional ninety (90) days for approval of the plan seconded by Mrs. Underwood and carried.**

Mr. Knoebel reported that the next request is for The Ridge – 2-Lot subdivision and the plan creates the lot for the Condominium Community. He added that they too are working on addressing comments. **Mr. Shealer made a motion to grant the request and extend the approval period for The Ridge – 2-Lot Subdivision until December 31, 2006 seconded by Mr. Weikert and carried.**

The next request was for The Ridge – Condominium Community. **Mr. Shealer made a motion to approve the request and extend the approval period for The Ridge – Condominium Community until December 31, 2006 seconded by Mr. Weikert and carried.**

Mr. Knoebel reported that the next request is for the Biglerville Crossing II Plan and the project is located on the Butler/Cumberland Township line on Biglerville Road and consists of 157 single-family homes; eleven of which are located in Cumberland. **Mr. Waybright made a motion to grant the extension until December 28, 2006 for approval of the plan seconded by Mrs. Underwood and carried.**

Mr. Knoebel reported that there is also a request from the Adams County Housing Authority for a minor subdivision for 3 new lots next to the Gettysburg Inn on Biglerville Road. They are working on addressing comments and the Planning Commission has recommended the plan for approval. He explained that they are also requesting an extension of their variance approval from the Zoning Hearing Board. **Mrs. Underwood made a motion to grant the request for a six-month extension, seconded by Mr. Waybright and carried.**

The last request is for the Round Top Campground. Mr. Knoebel reported that the plan is for an additional thirteen campsites and the Planning Commission has recommended approval of the plan and he has received a revised plan. **Mr. Shealer made a motion to grant the 90-day extension for approval of the Round Top Campground land development plan, seconded by Mr. Waybright and carried.**

A public hearing for two Conditional Use applications for Jayanti and Jyoti Patel and Jayjyoti Corporation for two hotels on the Baltimore Pike was scheduled for October 25, 2006 at 7:00 p.m.

The Board was made aware of a Zoning Hearing being held on Thursday, September 28, 2006 for a variance request from Barlow VFD for an enlargement of their existing social hall.

A Certificate of Appropriateness for Charles Leach of 900 Boyd's School Road for a 24x24 detached garage was approved by motion of Mr. Waybright seconded by Mr. Weikert and carried. The colors of the garage will match the existing home and HARB has approved Mr. Leach's application.

A Sewage Facilities Planning Module for Joseph Tripi for a three-lot subdivision on Pumping Station Road was approved to forward to PaDEP by motion of Mr. Shealer, seconded by Mr. Weikert and carried. The lots will be served by on-site septic systems and the S.E.O. has done the soil testing.

Mr. Knoebel explained that the next item is a Final Plan and Planning Module for Rodney Yingling for a two-

lot and a lot-addition subdivision on Barlow Road. The plan creates a 2.208 acre parcel improved with Mr. Yingling's existing home, a new 2.141 acre building lot and a 7.107 acre lot to be conveyed to an adjoining agricultural parcel also owned by Mr. Yingling. He added that the plan meets the requirements of the Agricultural Zoning District. Mr. Knoebel added that there is a request to waive the requirement for a stormwater management plan for the lot with the existing buildings. **Mrs. Underwood made a motion to approve 3.a. a waiver from Section 504 of the SALDO for the preparation of the stormwater management plan for the lot with the existing home seconded by Mr. Shealer and carried. Mr. Shealer made a motion seconded by Mrs. Underwood and carried to adopt Resolution 06-18 Final Subdivision Plan Approval for Rodney H. Yingling contingent to PaDEP's approval of the Planning Module. Mr. Shealer also made a motion seconded by Mr. Weikert and carried to forward the Sewage Facility Planning Module to PaDEP for their approval.**

Mrs. Ford reported that the Planning Commission is happy to go to five members because it makes it easier to have a quorum. She also asked the Board to consider a request from ACPALS to use the township building four times a year for their spay/neuter program. Lastly, she reported that she will notify John Latschar that George Weikert would like to continue to serve on the Advisory Commission.

At 8:20 p.m., Chairman Gregor adjourned the meeting for an Executive Session to discuss two legal issues.

At 9:15 p.m. Chairman Gregor reconvened the meeting.

Being no further business, the meeting was adjourned at 9:15 p.m. by motion of Mr. Weikert, seconded by Mrs. Underwood and carried.

Carol A. Merryman, Asst. Secretary

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_____) Supervisors
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