

Minutes of the February 27, 2007 Meeting

The regular meeting was called to order at 7:30 p.m. by Chairman Gregor. Present were Supervisors Waybright, Weikert and Underwood; Flo Ford, Carol Merryman, Tim Knoebel, Chief Boehs, Bob Sharrah, Nandlal Gevaria, P.E., Sunny Oza, Mike Galassi, Meg Bernhardt from the Evening Sun and Ashley Andyshak from the Gettysburg Times. Mr. Shealer was absent. The meeting was tape-recorded.

Chairman Gregor reported that the Board held a brief workshop prior to the regular meeting because it wasn't possible to have a workshop on Friday morning because of scheduling. He added that the workshops are only to gain information and there are no deliberations or voting done at a workshop.

Mrs. Underwood made a motion to approve the Minutes of the February 20, 2007 meeting, as presented, seconded by Mr. Waybright and carried.

Mr. Weikert made a motion to approve the bills list, in the amount of \$54,796.38, from the General Fund. Mr. Waybright asked why the township was paying a bill to Swam Electric for work done to the traffic light at Herr's Ridge Road and Route 30 when it was a problem with the electric. Mrs. Ford stated that the bill was submitted to the township's insurance carrier and depending on whether it is covered or not she may go to the PUC about the bill. **The motion was seconded by Mrs. Underwood and carried.**

Mr. Ed Krantz of Freedom Township asked about the proposed water park and if the sewer project on Emmitsburg Road in Greenmount is coming across the creek into Freedom Township. He also expressed a concern for the small amount of water that is currently in Marsh Creek. Mrs. Ford answered that the sewer project is not going to cross the creek into Freedom Township. She added that a hearing is scheduled for April 17, 2007 at 7:00 p.m. to take public comment on the curative amendment for the water park. She stated that it is a small scale water park and water to be used in the park will be trucked in and recycled like a pool filter so large amounts of water will not be pulled out of Marsh Creek. She added that they have high output wells on the property. She reported that the water and sewer questions are all answered at the land development phase and the purpose of the hearing is looking at a textual amendment to allow for an amusement and the other venues that they are proposing are currently permitted by right in the MX District. Mrs. Ford explained that if the township approves their request for the curative amendment the applicants would have to go to DEP for the water permit and join on the Greenmount sewer project (which is already approved) and go through the land development process. Mrs. Ford invited Mr. Krantz to look at the conceptual plan for the water park that is on the front counter.

There was no Old Business.

Chairman Gregor reported that the township received a request from William F. Hill and Associates, on behalf of the Gaynella DeSimon subdivision, for a reduction of their financial security. Mr. Knoebel reported that the township currently holds \$19,222.50 and after inspection of the project recommends that \$6,925.60 be released leaving a balance of \$12,296.90 for the remaining improvements. **Mr. Waybright made a motion, based upon the recommendations of the township' engineer in his letter dated February 26, 2007, to release \$6,925.60 of the financial security for the Gaynella DeSimon subdivision, seconded by Mr. Weikert and carried.**

Mr. Knoebel also reported that the financial security for the Gary McCray Land Development expired without the surety company notifying the township. He stated that he did inspect the project and prepared a recommendation, dated February 26, 2007, that included four items that need to be followed up on and he suggested that the developer have these items addressed by March 20, 2007. If the developer fails to address the four items, new security, in the amount of \$10,000.00, must be provided. **Mr. Waybright**

made a motion, based on the engineer's recommendation dated February 26, 2007, to allow the developer until March 20, 2007 to complete the necessary follow-up items or provide new surety in the amount of \$10,000.00. The motion was seconded by Mr. Weikert and carried.

Mr. Knoebel reported that The Ridge Preliminary Plan proposes 81 condominiums and a recreation/pool area on approximately 29 acres in the Residential zoning district near the intersection of Old Mill and Herr's Ridge Roads. He stated that the Planning Commission has recommended approval of the plan subject to the engineer's comments, dated February 8, 2007, being addressed. He added that there are eleven comments, some of which pertain to approval of the Final Plan. He also reported that comments from the township's traffic engineer, dated February 22, 2007, have been received and have been incorporated into his comments by reference. In addition, the Planning Commission recommended that there be a pedestrian connection between The Ridge and Cumberland Village. Mr. Sharrah stated that most of the comments are outside agency approvals and they are working on them. Chairman Gregor asked if everyone is aware that nothing is going to happen until the water booster pumping station or tank is in place. Mr. Sharrah stated that the developer has been a part of that process and is aware of it. Mrs. Ford reported that the pumping station is very close to being ready for construction. Mr. Sharrah also reported that there is a two-lot plan that divides off the existing house that will move forward when this plan goes to the Final Plan process. Mr. Weikert asked if there were any traffic control items recommended in the traffic engineer's letter. Mrs. Ford stated that there are not and that is why they are paying the traffic impact fee in that area. The traffic engineer's comments were discussed further because a copy did not make it into the Supervisors' notebooks. Mr. Knoebel stated that the burden does fall on the developer to address the comments for Final approval. **Mr. Weikert made a motion to approve The Ridge Preliminary Plan contingent upon the engineer's comments dated February 8, 2007, the traffic engineer's comments dated February 22, 2007 and the recommendation of the Planning Commission for a pedestrian connection with Cumberland Village being addressed. The motion was seconded by Mrs. Underwood and carried.**

Chairman Gregor reported that the next item on the agenda is the Sunny Daze Final Plan for the Adams County Housing Authority on Biglerville Road. Mr. Knoebel reported that the plan proposes the subdivision of three lots from the existing 6.048 acre Gettysburg Inn parcel. He added that the hotel and new units will be connected to public sewer and a Resolution for Final Plan Approval has been prepared. **Mrs. Underwood made a motion to adopt the Resolution for Final Plan Approval 07-07 for the Sunny Daze subdivision subject to the conditions A – F as noted seconded by Mr. Waybright and carried.**

Mr. Weikert made a motion to approve a request from Sharrah Design Group, Inc., on behalf of George and Alberta Marinos, for extension of the approval timeframe for their subdivision plan until June 1, 2007 seconded by Mrs. Underwood and carried.

Mrs. Underwood made a motion seconded by Mr. Weikert and carried to approve a request from Sharrah Design Group, Inc., on behalf of Martin Farm LLC, for extension of the approval timeframe for the Cumberland Village, Phase II Plan until June 1, 2007.

Mr. Weikert made a motion to approve a Certificate of Appropriateness for James Newman for new vinyl siding on an existing home at 20 Maple Avenue seconded by Mr. Waybright and carried.

Mr. Waybright made a motion seconded by Mr. Weikert and carried to approve a Certificate of Appropriateness for Chris Rebmam at 21 Table Rock Road to restore his farm to its 1860 appearance to the extent possible.

Mrs. Underwood made a motion seconded by Mr. Weikert and carried to approve a Certificate of

Appropriateness for David Kump for a new single-family dwelling at 232 Table Rock Road. The HARB had approved all three applications.

Mrs. Ford reported that she is working on agreements with S & A Homes on two major special purpose fee areas and they are moving along well. She also reported that she attended a meeting at the county with the Journey through Hallowed Ground and PennDOT. The Journey has received a 1 million dollar line item from Congress that went to VADOT to do a corridor study of Route 15 and VADOT included the PA portion in their study at no cost to PA. In order to be part of the study, the PA portion needs to become a State Scenic Byway and PennDOT gets involved in that process. The first step is to complete a Form of Intent and that was done yesterday at the meeting. The next phase is getting the state to designate Business Rt., 15 from Rt. 394 to the MD State line and that includes several different townships and boroughs. They asked Mrs. Ford if she would write the application and she is requesting the Board's approval to move forward with that. She reported that the Journey is not zoning restrictive, but they do restrict billboards. The Board gave Mrs. Ford authorization to work on this project. Mrs. Ford also reported that she wasn't feeling too good about the Belmont Road Bridge after the last ACTPO meeting, but she has looked at the PUC Order and it clearly states what PennDOT, the county and the township's responsibilities are and the county is moving forward. Mrs. Ford reported that a consultant was hired to look at the Cunningham Road Bridge and they will be holding a public meeting regarding the bridge in the next couple of months and she has been keeping Gene Moose informed. Mrs. Ford informed the Board that she has scheduled Phil Trostle for the April 20, 2007 workshop to discuss the E.I.T. and the Eisenhower Inn will be attending the next workshop regarding a financing issue with the Greenmount sewer project and that will be an Executive Session.

Chairman Gregor reminded everyone of the Conditional Use hearing on March 13, 2007 at 7:00 p.m. and also reported that the Zoning Hearing Board granted the Jayjyoti Corporation's request for a variance.

At 8:30 p.m., Chairman Gregor adjourned the regular meeting for an Executive Session to deal with a personnel item.

At 8:53 p.m., the meeting was reconvened.

Being no further business, the meeting was adjourned at 8:54 p.m. by motion of Mr. Weikert, seconded by Mr. Waybright and carried.

Carol A. Merryman, Asst. Secretary

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