

## Minutes of the August 9, 2005 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were Supervisors: Tom Shealer, George Weikert, John Gregor, and Barbara Underwood; Flo McLeish, Daniel Meyers, Mike Galassi, Buzz Jones, Matt Major from the Gettysburg Times and Charles Schillinger from the Hanover-Sun. The meeting was tape-recorded.

**Mr. Gregor made a motion, seconded by Mrs. Underwood and carried, to approve the Minutes of the July 26, 2005 meeting, as written.**

A written report of police activities for the month of July was provided for the Board.

Mr. Daniel Meyers of 2300 Emmitsburg Road addressed the Board regarding many concerns that he has with the construction of a religious chapel at 2285 Emmitsburg Road. In conclusion, Mr. Meyers suggested that two dry hydrants be constructed to alleviate the flooding problem that he feels will be created by the development of the chapel. Chairman Waybright stated that the township and its engineer would ensure that the developer meets the requirements of the ordinance during his land development. He also gave Mr. Meyers the name and number of a gentleman that could assist him with increasing his wetlands, but Mr. Meyers stated that he has already been denied. Mr. Meyers did agree to give this gentleman a call.

Chairman Waybright stated that a Conditional Use hearing for Realty Leasing and Management was held on June 28, 2005 and tonight the Board has to make a decision whether to attach any conditions to their proposal to construct a gas station and convenience store as part of a mini shopping center on Fairfield Road. Mr. Gregor reported that interested parties did express some valid concerns regarding traffic, lighting etc., but these concerns would be addressed during the approval process of their land development plan. Ms. McLeish reported that the traffic engineers are currently reviewing the traffic study prepared for Realty Leasing and that may include a traffic light being needed, but that will be a PennDOT decision. Mr. Sites stated that there are six warrants that you have to meet for a traffic light and he has tried to get one, but has not been able to meet the warrants. Ms. McLeish clarified that the condition for a traffic light would be only if warranted by PennDOT, and this too would be handled at the land development phase. **Mrs. Underwood made a motion for approval of the application for conditional use permit for Realty Leasing and Management Co., as presented, seconded by Mr. Gregor and carried.**

The next item on the agenda was a Planning Module for the Preserves at Plum Run, a proposed development on Knight Road. Chairman Waybright reported that the developer is proposing to build a sewage treatment facility to be run by a company that is authorized by the Public Utility Commission (PUC) to operate in PA. He added that an agreement has been prepared and favorably reviewed by the township's engineer. He also stated that once approved, the module goes to PaDEP for their approval. Mr. Gregor stated, for the record, that the Board, township manger, township engineer and parties to the developer have discussed this project at great length during the workshop meetings. **Mr. Gregor made a motion to approve the Planning Module, as presented, seconded by Mr. Weikert and carried.**

Ms. McLeish reported that the next item on the agenda is a franchise extension agreement between the township and Adelpia G S Cable LLC. The agreement will extend the franchise agreement until June 30, 2006 and is being done to extend the agreement until after the Comcast takeover in January 2006. She added that it would not be practical to enter into a new franchise agreement with Adelpia at this time. **Mr. Weikert made a motion to approve the franchise extension agreement, seconded by Mrs. Underwood and carried.**

**A Conditional Use hearing for Round Top Campground (for a proposal for 21 additional campsites) was**

**scheduled for August 23, 2005 at 7:00 p.m. by motion of Mr. Gregor, seconded by Mr. Shealer and carried.**

Ms. McLeish requested that a joint meeting with the Authority be scheduled. She also reported that the Conservation District has more money for the Stream Signage Program and we missed two stream crossings when we applied for the township's signs. The crossing over Rock Creek on Rt. 15 was missed and she needs a decision. The Board agreed that the two additional signs should be ordered.

The Zoning Officer's report was reviewed.

**Mr. Gregor made a motion to pay the bills; seconded by Mr. Shealer and carried.** Expenditures for the meeting totaled \$22,444.52 from the General Fund and \$87.00 from the Park and Rec Fund.

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

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John P. Gregor, Secretary

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