

Minutes of the March 22, 2005 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were all Supervisors, Flo McLeish, Carol Merryman, Tim Knoebel, Leah Hine, Henry Heiser, Thom Conley, John Latschar, Jeff Lobach, Dean Shultz, Carol Detweiler, Bobby Rohrbaugh and son, Darlene Hayden and son, Mike Galassi, and reporters from THE GETTYSBURG TIMES and EVENING SUN. The meeting was tape recorded.

Mr. Gregor made a motion, seconded by Mr. Weikert and carried, to approve the Minutes of the March 8, 2005 meeting, as written.

No visitors addressed the Board.

Chairman Waybright reported that a vacancy was created on the Board by Mr. Bowling's resignation at the last meeting and that position needs to be filled. **Mr. Gregor made a motion to appoint Barbara H. Underwood to the Board of Supervisors, seconded by Mr. Weikert and carried.** Mrs. Underwood's term will expire on 12/31/05. Mrs. Merryman swore in Mrs. Underwood and she was welcomed by the Board. Chairman Waybright also reported that Mrs. Underwood's appointment to the Board of Supervisors creates a vacancy on the Zoning Hearing Board that will need to be filled in the near future.

Mr. Thom Conley presented a **Final Land Development Plan and Planning Exemption for the Gettysburg Museum and Visitor's Center.** Mr. Knoebel reported that the township has been working on this plan for a number of years and the Planning Commission has recommended approval subject to conditions, mainly outside agency approvals including: PaDEP, Adams County Conservation District and PennDOT. He also reported that there are three waiver requests and the Planning Commission has also recommended them for approval. The three waivers are listed in the Resolution for Final Plan Approval. He added that there is also a Sewage Planning Exemption that needs to be approved and forwarded to PaDEP for their approval. Ms. McLeish noted that there is also an agreement for the sewage pump station that needs to be approved. Mr. Heiser volunteered to go over the agreement, if the Board so desired. He stated that he believes it is in keeping with what the township has asked the developer to do, and he recommended that the Supervisors proceed with the execution of the agreement. Mr. Lobach thanked the Board for their time spent on the project and stated that he feels that it will be a project that everyone will be proud of. **Mr. Weikert made a motion, seconded by Mr. Shealer and carried, to approve the Lift Station Agreement dated March 11, 2005. Mr. Shealer also made a motion, seconded by Mr. Gregor and carried, to approve the Sewage Planning Exemption to be forwarded to PaDEP. Mr. Gregor made a motion that the waivers, items 4.a., 4.b. and 4.c. on the Resolution for Final Plan Approval, be granted, seconded by Mr. Weikert and carried. Mr. Gregor made a motion, seconded by Mr. Shealer and carried, to adopt Resolution 05-09 for Final Plan Approval (pages 1 -3) for the Gettysburg Museum and Visitor's Center. Mrs. Underwood abstained from voting on the four motions.**

Chairman Waybright reported that the next item on the agenda is a **Final Plan for S & A Custom Built Homes, Inc.** for a land swap of approximately 7 acres near the Gettysburg Airport. The lot will be conveyed to Clyde Bachert. Mr. Knoebel reported that there are no waiver requests involved, and he stated that the plans are acceptable for approval. He also mentioned that there is a request for a Zoning map change in conjunction with this land swap and they are proceeding at their own risk with the subdivisions. **Mr. Weikert made a motion to adopt Resolution 05-10 Resolution for Final Plan Approval for S & A Custom Built Homes, Inc. and approve the Non-Building Declaration, seconded by Mr. Shealer and carried.**

The next item is a **Final Plan for Clyde C. Bachert, Jr.**, which conveys approximately 7 acres to S & A Homes. **Mr. Weikert made a motion to adopt Resolution 05-11 Resolution for Final Plan Approval for Clyde C. Bachert, Jr. and approve the Non-Building Declaration, seconded by Mr. Shealer and carried.**

Mr. Shealer made a motion, seconded by Mr. Weikert and carried to deny the Land Development Plan for Greenmount Creamery, based on the engineer's comment letter dated July 8, 2004, that has not been addressed by the developer.

Ms. McLeish explained that, in conjunction with our pension plans, Principal is offering a service for terminated employees that receive a lump-sum payout. Principal will notify the person of the payout and ask them how they want the payout handled. If the person does not answer Principal, they would then roll the money over into an IRA account. She explained that would leave the township to do the administration of the person's money after they leave employment with the township. After some discussion, **Mr. Weikert made a motion, seconded by Mr. Gregor and carried to leave this up to the individual and not sign the agreement with Principal for this service.**

Mr. Shealer reported that the Gettysburg Seventh Day Adventist School made a request of the township for consideration and recommendation for "School" highway signs on Route 34 near the entrance of their school. He added that the township would send a request to PennDOT to prepare a study to see if the signs are warranted, and the township's policy has been for the person requesting the sign pay for the signs and hardware and the township road department does the installation. **Mr. Gregor made a motion, seconded by Mr. Shealer and carried to proceed, on behalf of the school, to petition PennDOT to do the traffic study for the "school" signs.**

Ms. McLeish reported that the **Codification of Ordinances** is nearing completion. She added that typically, when there are changes, you would have to hold a hearing. The only changes that were made, in our case, is the change from Pennsylvania Department of Environmental Resources to Pennsylvania Department of Environmental Protection, and Mr. Heiser does not feel that this is a substantive change and no hearing has to be held, but the Supervisors can if they so chose. She added that she has a draft copy for each Supervisor to review. She also explained that once the book is adopted, it will be updated on a yearly basis to include any changes made during the year and it will be available online. The Supervisors agreed that since this is just a housekeeping issue, it is not necessary to hold a public hearing. Ms. McLeish added that the township must publish a notice of the thier intention to adopt the codification.

Mr. Shealer reported that the township's construction specifications are around ten years old and need to be updated and he asked for the Board's approval to get a cost estimate from the township's engineer. There was no money put in the budget for this, but after the estimate is received this can be examined. **Mr. Weikert made a motion, seconded by Mr. Gregor and carried to have the township's engineer prepare a cost estimate to update the township's construction specifications.**

Chairman Waybright reported that the township has received a request from **Interfaith Housing** for a waiver from the requirement to prepare a full land development plan for a conversion of the prior Manito building on Chambersburg Road to 11 apartments. Mr. J.R. Crushong, on behalf of Interfaith Housing, explained that there will not be any changes made to the outside of the building or the existing parking lot. Mr. Knoebel explained that the Zoning Officer determined that a plan is necessary, but the MPC does allow the Supervisors to waive this requirement. Mr. Gregor asked Mr. Knoebel if he thought the waiver should be granted and he replied that the Supervisors have to consider if this is a request that they want to have to keep on considering from other people or not. He suggested that, if the waiver is granted, a plot plan be prepared illustrating how the parking requirements are being met and any other zoning related issues. He added that there may also be sewage concerns involved. **Mr. Shealer made a motion to table the request for further consideration, seconded by Mr. Weikert.** Mr. Crushong also reported that they are working with the Authority to use the 3 existing EDUs that they currently have for the building based on flow rates that they have from other properties and to monitor the flows and increase the EDUs if they are exceeded. The funding is in the works and then they will be ready to go. He added that the building was previously a nursing home and the rooms are there, they would only be putting walls in these rooms. The occupancy would be limited to 1 or 2 people per unit. Mr. Gregor pointed out that there are many other residences in the township where there are only 1 or 2 people living and they pay for 1 EDU and do not get any break. He stated that it is a matter of being fair. **The motion to table carried. Mr.**

Gregor voted no.

Mr. Knoebel reported that the Act 537 Study for the Greenmount Area was submitted to PaDEP and a letter was received back from them with 3 comments. The comments have been discussed and the revisions have been made to the study. He added that there is an amended resolution that needs to be adopted and sent back to PaDEP with the revisions. The changes were to add the adoption of an On-lot Management Ordinance to the schedule because that is now mandatory. They also had to put a line in the schedule to satisfy the requirements of PHMC and to discuss conventional financing, as well PennVEST funding. There was also a note added to the plan regarding a technical feasibility study being prepared prior to any potential extensions to the system. **Mr. Weikert made a motion to adopt Resolution 05-12, as written, seconded by Mr. Shealer and carried.**

Mr. Sharrah stated that he has submitted a letter requesting reconsideration of the Zoning map change for the S&A Homes parcel and the Clyde Bachert parcel that was denied at a previous meeting. He asked that it be considered at the next meeting. Chairman Waybright asked that it be put on the next agenda.

Ms. McLeish reported that the Adelphia cable franchise is moving ahead and they are no longer charging the township for their high speed Internet connection. She added that they did not say "no" to the Basic Service and may do that in lieu of a senior discount since it is hard to determine who is a senior. She added that she has been working with the Authority on an agreement for the Patriots Choice lift station, and she submitted a list of items to the Authority for what her role would be with them. Miriam Clapper will be starting with the township as the Building permit clerk and receptionist on April 4, 2005 and it will be necessary to talk about the office furniture because the suppliers through the State contract are not interested in such a small order. Ms. McLeish also reported that she met with county officials regarding bike routes and the kick-off meeting for the Act 209 Study went well.

Mr. Shealer reported that he has been looking closely at some of the township roads and the winter hit some of them harder than expected, and the road projects for the summer may need to be revised. He asked the Board if they would be interested in doing a Spring road inspection or should he proceed on his own. The Board agreed that they would like to schedule another inspection of the township roads.

Chairman Waybright reported that he has a request from the Authority Chairman for a joint meeting to discuss mutual concerns. The meeting was tentatively scheduled for March 29, 2005.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to pay the bills. Expenditures for this meeting totaled \$36,242.88 from the General Fund.

There being no further business, the meeting was adjourned at 9:07 p.m. by motion of Mr. Gregor, seconded by Mr. Weikert and carried.

Carol A. Merryman, Asst. Secretary

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