

Minutes of the April 26, 2005 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were all Supervisors, Flo McLeish, Henry Heiser, Tim Knoebel, Carol Merryman, Mike Galassi, Bob Sharrah, Wayne Hill, Dean Thomas, James Paddock, George Lambert, Mike D'Atilio and Dan Frey. The meeting was tape-recorded.

Chairman Waybright reported that there is a vacancy on the Zoning Hearing Board and at the Friday workshop, a short list of people were interviewed for the position. **Mr. Gregor made a motion to appoint Lori Bridel to serve on the Zoning Hearing Board, seconded by Mrs. Underwood and carried.** Mrs. Bridel's term will expire on 2/1/08.

Mr. Gregor made a motion, seconded by Mr. Weikert and carried, to approve the Minutes of the April 12, 2005 meeting, as written.

No visitors addressed the Board.

Mr. **James Paddock presented a Preliminary Plan** for a five-lot subdivision of his property located on Fairfield Road and Black Horse Tavern Road. The plan consists of four new lots and a remainder tract. Mr. Knoebel reported that the Planning Commission recommended approval of the plan subject to the comments in his April 14, 2005 letter being addressed. He added that no waivers are being requested with the plan and there will be a Planning Module presented with the Final Plan. He also noted that the grading plan (for the building permit application) will require storm-water management, and prior to the issuance of any building permits, an agreement for the AB septic system will have to be presented to the Board for their approval. **Mr. Shealer made a motion to approve the James Paddock Preliminary Plan, subject to the comments in the engineer's April 14, 2005 letter being addressed, seconded by Mr. Weikert and carried.**

Mr. Knoebel reported that the **Lawrence Bullis Final Plan** is for a 1,950 sq. ft. lot addition to improve a setback on the adjoining Gilbert property. The remainder of the Bullis tract is 43.4 acres. The proposed subdivision is located on Belmont Road. Mr. Knoebel added that a Non-Building Declaration has been submitted along with the plan. **Mr. Weikert made a motion to adopt Resolution 05-13 Final Plan Approval for Lawrence H. Bullis, seconded by Mr. Gregor and carried.**

Mr. Knoebel reported that the **Michael K. Shoemaker Final Plan** proposes the subdivision of an 11.072 acre parcel along Sachs Road creating 1 new building lot (7.776 acres) and a remainder parcel (3.296 acres) in the A/R district. He added that a planning module has been submitted and the Planning Commission recommended approval of the plan contingent upon his comments (letter dated April 14, 2005) being addressed. Mr. Knoebel also noted that Mr. Shoemaker agreed to address the comments at the Planning Commission meeting. **Mr. Gregor made a motion to adopt Resolution 05-14 Final Plan approval for Michael K. Shoemaker and Planning Module, seconded by Mr. Weikert and carried.**

Mr. Knoebel reported that the **Glenn K. Baldwin Final Plan** is an amended plan, and the original plan corrected a situation where a barn was on the wrong property. He added that a small piece of the panhandle has been removed on the amended plan to be left with the parent tract. The Planning Commission recommended approval subject to the engineer's comments being addressed. **Mr. Gregor made a motion to adopt Resolution 05-15 Final Plan Approval for Glenn K. Baldwin, seconded by Mrs. Underwood and carried.**

Mr. Sharrah presented the **Gary McCray Revised Final Plan** for two townhouse buildings on Meadow Drive. Mr. Knoebel explained that the revised plan is a mirror image of what was previously approved. He added that the new design is an improvement, providing for better drainage. He reported that there are two waiver requests, the first (to allow development within 50' of wetlands) was granted for the original plan. The second waiver request is to allow the centerline of the proposed driveway to be less than 150' from the centerline of SR0034 (proposed distance is 105'). Mr. Knoebel added that the Planning Commission recommended approval of the waiver requests and the plan, contingent upon the engineer's comments being addressed. **Mr. Shealer made a**

motion to approve the request for a waiver to Section 410.4.D to permit development within 50' of the wetlands, seconded by Mr. Weikert and carried. Mr. Shealer made a motion, seconded by Mr. Weikert and carried to approve the request for waiver to Section 414.12.A to allow the centerline of the proposed driveway to be closer than 150' from the centerline of SR0034. Mrs. Underwood made a motion to adopt Resolution 05-16 Final Plan Approval for Gary McCray Company. The motion was seconded by Mr. Shealer and carried.

Mr. Sharrah also presented the **Patriots Choice, Phase I, Final Plan**, Planning Module and Planning Exemption. Mr. Knoebel reported that the plan consists of 40 single-family detached homes. He added that the developer is in agreement with the road tie-in with Boyds School Road, and the waivers were addressed at preliminary plan approval. Mr. Knoebel also reported that the Planning Commission approved the final plan contingent upon the comments of the April 14, 2005 letter being addressed. Mr. Frey asked that the resolution be amended to indicate that the recreation fees are \$500.00 per lot, as agreed upon. **Mr. Gregor made a motion, seconded by Mr. Weikert and carried, to adopt Resolution 05-17 Final Plan Approval for Patriots Choice, Phase I with the correction to 2.g. Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve the Planning Module for 40 units and the Planning Exemption for 17 units.**

Mr. Sharrah also presented the **Cannon Ridge, Phase II, Final Plan**. Mr. Knoebel reported that the Planning Commission denied the plan and he suggested that once the plan is revised, it go back to the Commission for their recommendation. Mr. Knoebel also noted that there are many waiver requests and they were discussed at length. Mr. Sharrah requested a ninety-day extension for approval of the plan. **Mr. Gregor made a motion to approve the request for extension, seconded by Mr. Shealer and carried.** Approval of the plan is needed by July 1, 2005.

Mr. Sharrah and Mr. Wayne Hill presented **The Meadows, Phase II, Final Land Development Plan**. Mr. Knoebel reported that the plan is for an additional 29 units on 11.403 acres on Meadow Drive. He added that there was a question about the right-of-way shown on the prior plan that would provide a tie-in with Longview Blvd., and there are nine requests for waivers. Mr. Heiser clarified that the right-of-way was never deeded and the plan is more than five years old. Mr. Knoebel reported that the Planning Commission recommended approval of the plan, subject to the developer addressing any outstanding engineer's comments. Mr. Knoebel reviewed the waiver requests with the Board and indicated that he does not see a problem with granting the waivers. Mr. Sharrah agreed to attempt to get the detention basins to have a 1% bottom slope. The width of the individual driveways was discussed. Mr. Sharrah agreed to increase the width of the longest drive to 18 ft. Ms. McLeish will revise the resolution to make that a condition of approval. **Mr. Shealer made a motion, seconded by Mr. Weikert and carried to approve waiver requests 3.a. through 3.i. Mr. Gregor made a motion, seconded by Mr. Shealer and carried to adopt Resolution 05-18 Final Plan Approval for The Meadows, Phase II.**

Mr. Gregor made a motion, seconded by Mr. Weikert and carried to grant a 90-day extension for approval of the Cumberland Village Preliminary Plan. Approval will be needed by July 29, 2005.

Mr. Weikert made a motion, seconded by Mrs. Underwood and carried to approve a Special Event application for the Gettysburg YWCA 5K Run to be held on July 19, 2005.

The next item on the agenda was to schedule a date for a public hearing for proposed adoption of an ordinance for the township to establish and be part of the Inter-municipal Agreement Creating a Shared Adams County UCC Board of Appeals. Mr. Heiser reported that he would like to investigate the necessity to hold a public hearing prior to the adoption of this ordinance. Mr. Heiser added that if he determines that a public hearing is needed, he will move forward with preparing the advertisement to hold the hearing at 7:00 p.m. prior to a regular meeting. **Mr. Shealer made a motion, seconded by Mr. Weikert and carried to authorize Mr. Heiser to advertise a public hearing and/or intent to adopt the ACBOA Ordinance for a meeting in June.**

Mr. Dean Thomas presented a request for a 60 to 90 day extension to comply with the Board's order to remove

his building at 15 Willoughby Run Road. He explained that he has been trying to preserve the building by having it moved to another location and he has also been trying to sell the property. He added that a dumpster is being delivered to the site on Monday. **After some discussion, Mr. Shealer made a motion to approve Mr. Thomas' request for a 60-day extension to be memorialized with a brief agreement to be recorded to alert a potential buyer that the building has to be removed. The motion died for lack of a second, therefore Mr. Thomas' request was denied.** Chairman Waybright suggested that a fire department might be willing to burn the building.

Mr. Shealer reported that he was contacted by PennDOT with a request to use Black Horse Tavern Road as a detour for passenger vehicles while they have the bridge over Marsh Creek on Route 116 closed for repairs. The estimate would be for 3,000 cars per day using the detour and Mr. Shealer reported that normally about 300 cars use the road. He added that he would not be in favor of using the road for the detour route. The Board agreed that they should use state roads for the detour, not a township road. Mr. Shealer added that they would be installing 8 Ton Weight Limit signs on both ends of Black Horse Tavern Road and on Willoughby Run Road. The Board asked Mr. Shealer to notify Mr. Wolf, in consideration of his farm equipment that he drives over the roads. Mr. Shealer also reminded the Board that they have a road inspection scheduled for Thursday, April 28, 2005 at 8:00 a.m.

Ms. McLeish reported that the trail at the Sachs Bridge has been flagged and she invited the Board to walk the trail possibly along with a Park Service representative. She also reported that she has been talking to Mr. Heiser about having the developers meet with township staff in an effort to get rid of some of the waivers that are being requested. Ms. McLeish also reported that the new draft SALDO should soon be ready for the Board to review. Mr. Knoebel suggested that an informal review of the new SALDO be held with the people who design the plans. He added that the draft should be ready to go to the Planning Commission in a couple of weeks, and probably two months for adoption. Ms. McLeish asked that Board for approval to purchase new office furniture for Mr. Bower to use in the office that he shares with Mrs. Green. The total cost of the furniture is \$3,687.50 and the township will pay \$1,843.75 and the Authority will pay \$1,843.75. **Mr. Shealer made a motion to approve the furniture purchase, in the amount of \$1,843.75, seconded by Mr. Gregor and carried.** Lastly, Ms. McLeish reported that McMahan is finishing up their report on the Belmont Road Bridge and they will have it for the next meeting.

Mr. Gregor made a motion, seconded by Mr. Weikert and carried to pay the bills. Expenditures for the meeting totaled \$49,183.79 from the General Fund.

Mrs. Underwood asked about a complaint that was filed by Sam Walter regarding the windshield of his truck being broken by gravel from the bed of a township truck. Chairman Waybright instructed Ms. McLeish to send Mr. Walter the standard letter requesting that this be handled through his comprehensive insurance.

There being no further business, the meeting was adjourned at 10:05 p.m. by motion of Mrs. Underwood, seconded by Mr. Weikert and carried.

Carol A. Merryman, Asst. Secretary

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