

## Minutes of the September 25, 2007 Meeting

At 7:00 p.m. a Public Hearing was held regarding a new Subdivision and Land Development Ordinance (SALDO.)

The regular meeting was called to order at 7:30 p.m. by Mr. Gregor. Present were all Supervisors; Flo Ford, Carol Merryman, William Naugle, Chief Boehs, Tim Knoebel, Mike Galassi, Elizabeth Magner, Speros Marinos, Janet Davis, Scot Pitzer from the Gettysburg Times and Matt Casey from the Evening Sun. The meeting was tape-recorded.

**Mr. Weikert made a motion to approve the Minutes of the September 11, 2007 meeting, as presented, seconded by Mrs. Underwood and carried.**

**Mr. Waybright made a motion to approve the bills list, in the amount of \$51,273.63, from the General Fund seconded by Mr. Weikert and carried.**

Mr. Speros Marinos, 912 Baltimore Pike, stated that he was unable to attend the Public Hearing regarding the SALDO and he asked for a brief synopsis of what happened at the hearing. Chairman Gregor reported that there was no public comment given at the hearing and the hearing only lasted about six minutes. Mr. Marinos also asked what the purpose of the hearing was and Mr. Gregor stated that it was to take public comments on a new SALDO. Mr. Heiser stated that there are copies of the new SALDO here at the Township Building, Adams County Law Library and Gettysburg Times.

Mr. Heiser reported that a Conditional Use hearing for an application from RAK-BLK Limited Partnership was held on Tuesday, August 14, 2007 and the Supervisors have 45 days to make a decision on the application. He added that he would like to disclose that he met with the Supervisors (as permitted by the Sunshine Act) on September 11, 2007 to discuss some legal issues regarding the application and testimony received at the hearing.

He also stated that the Supervisors must vote on the application and their decision will be put in writing and mailed to the applicant. **Mr. Weikert stated that, based upon the transcript and findings of fact indicating areas of concern in the steep or very steep slope areas, he would move to deny the application of RAK-BLK Limited Partnership for conditional use approval in that certain uses proposed in areas of very steep slope as defined in the ordinance, such as access drives along the northern boundary of applicant's property or to the proposed pumping station are not uses permitted as a conditional use in an area of very steep slope under section 27-1103(5) of the Zoning Ordinance seconded by Mrs. Underwood. A roll call vote was taken as follows: Mrs. Underwood voted to deny, Mr. Weikert voted to deny, Mr. Waybright voted to deny and Mr. Shealer voted to deny and the motion carried. Mr. Gregor abstained because he was not present at the hearing.**

Mrs. Ford explained that the next item on the agenda is regarding a proposed Comfort Suites on Baltimore Pike that needs sewage treatment by Cumberland Township Authority. She added that based on the location of the new hotel, it would be an economic hardship for the Authority and the applicant to supply sewage treatment to this project. She also stated that there is a sewer issue there that needs to be addressed. She stated that a meeting was held between all parties involved and the Authority, at their last meeting, approved Gettysburg Municipal Authority (GMA) servicing the Baltimore Pike corridor and what is now needed is a letter from the Supervisors to GMA expressing their concurrence and support. Mr. Waybright added that GMA does currently serve Woodcrest and the NPS Visitor's Center in the township. Mrs. Ford stated that their agreement with GMA would be modeled after the agreement that they currently have for Woodcrest development. **Mr. Weikert made a motion to authorize Mrs. Ford to draft a letter to GMA expressing the Board's concurrence and support for GMA servicing the Baltimore Pike corridor seconded by Mr. Waybright and carried.**

Mr. Knoebel reported that the Wiebe Viersma Final Lot Addition Subdivision Plan proposes to add a 10.002 acre parcel to a previously improved 1.998 acre parcel, owned by Robert Viersma, creating a new 12 acre parcel. The remaining parcel will consist of 179.6 acres and will retain the existing home and farm buildings. He added that the plan has been reviewed by the County and Township Planning Commissions, he has a report dated September 12, 2007, a resolution has been prepared and there is a Non-Building Waiver since no new construction is being proposed. **Mr. Waybright made a motion to adopt Resolution 07-15 Final Plan Approval for Wiebe Viersma and Non-Building Waiver seconded by Mr. Shealer and carried.**

Mr. Knoebel also reported that the next item on the agenda proposes to subdivide a 28.594 acre parcel owned by Victor A. and Elizabeth M. Olszowski into three lots. Lot 2 (19.985 acres) is to be conveyed to the Gettysburg Outlet Center. Lots 1A and 1B are to remain under Olszowski ownership. The majority of the land to be conveyed is located in Mt. Joy Township; however, a small portion of the land south of Rock Creek is in the AR Zone of Cumberland Township and is proposed to be conveyed to the Outlet Center. He added that the plan has been reviewed by the County and Township Planning Commissions, he has a report dated September 12, 2007, a resolution has been prepared and there is a Non-Building Waiver since no new construction is being proposed. Mr. Knoebel also stated that a note is being added to the plan stating that a land development plan would have to be filed with the township before any development can take place. **Mr. Shealer made a motion to adopt Resolution 07-16 Final Plan Approval for Victor A. and Elizabeth M. Olszowski and Non-Building Waiver seconded by Mrs. Underwood and carried.**

Mr. Knoebel reported that the next item is a Preliminary Plan for J. VanCleve Lott that proposes to divide two adjoining lots totaling 26.301 acres into ten lots. Eight of the ten lots will be added to existing lots in the Ridgewood development, while the remaining two lots are to remain as agricultural lots. Additional Ridgewood Drive right-of-way is also proposed in the area of Lots H, I and J. Mr. Knoebel also stated that the plan has been reviewed by the County and Township Planning Commissions and recommended subject to them addressing the engineer's comments in their August 9, 2007 letter. He added that a Non-Building Waiver is not sufficient because the Zoning Ordinance requires public water and sewer so an affidavit needs to be executed and recorded stating that those parcels could not be developed until public sewer and water becomes available. **Mrs. Underwood made a motion to approve the J. Vancleve Lott Preliminary Plan seconded by Mr. Waybright and carried.**

**A Sewage Planning Exemption for Apple Ridge Family Medicine facility proposed at 1311 Biglerville Road was approved by motion of Mr. Shealer seconded by Mrs. Underwood and carried.** The township received a letter from Cumberland Township Authority stating that they have capacity to serve this project that requires two additional EDUs.

Mrs. Ford reported that the public hearing for the text amendment to the MX Zone scheduled for 10/10/07 has to be rescheduled because the amendment did not get to County Planning for their review. **Mr. Waybright made a motion to reschedule the October 10, 2007 public hearing for a text amendment to the MX Zone to October 30, 2007 at 7:00 p.m. seconded by Mrs. Underwood and carried.**

**Mr. Waybright made a motion seconded by Mr. Weikert and carried to approve a request from William F. Hill and Associates, on behalf of D & L Enterprises, for an additional 120 days for approval of their land development plan.**

**Mrs. Underwood made a motion seconded by Mr. Weikert and carried to approve a request from William F. Hill and Associates, on behalf of Adams County Christian Academy, for an additional 90 days for approval of their land development plan.**

**Mr. Waybright made a motion seconded by Mr. Shealer and carried to approve a request from Penn Terra Engineering, Inc., on behalf of S & A Homes for The Crossings II Preliminary Plan, for an additional 30 days for approval of their subdivision plan.**

**Mr. Shealer made a motion seconded by Mr. Weikert and carried to approve a request from Penn Terra Engineering, Inc., on behalf of S & A Homes for the Art Shaw – Old Mill Road Sewage Pumping Station Final Plan, for an additional 30 days for approval of their subdivision plan.**

**Mr. Waybright made a motion seconded by Mr. Weikert and carried to approve a request from Lake, Roeder, Hillard and Associates, on behalf of Links at Gettysburg Land Co., Inc., for an additional 28 days for approval of their Preliminary Subdivision Plan, Cumberland Crossings.**

The last item on the agenda is the Minimum Municipal Obligations for 2008 for the Pension Plans. Mrs. Ford reported that the Police MMO is a little higher because of the two new officers being hired, but the township will also receive more funding because of the two new officers.

**Mr. Waybright made a motion to approve the 2008 MMO for the Police Pension Plan, in the amount of \$27,317.00, seconded by Mrs. Underwood and carried.**

**Mrs. Underwood made a motion to approve the 2008 MMO for the Non-Uniformed Pension Plan, in the amount of \$39,594.00, seconded by Mr. Waybright and carried.**

The Financial Report for August and year-to-date short report was reviewed.

At 7:58 p.m., Chairman Gregor adjourned the regular meeting for an Executive Session regarding personnel matters.

At 8:28 p.m., Chairman Gregor reconvened the meeting.

**Being no further business, the meeting was adjourned at 8:28 p.m. by motion of Mr. Shealer, seconded by Mrs. Underwood and carried.**

\_\_\_\_\_)  
\_\_\_\_\_)  
\_\_\_\_\_) Supervisors  
\_\_\_\_\_)  
\_\_\_\_\_)

\_\_\_\_\_  
Carol A. Merryman, Asst. Secretary