

Minutes of the September 24, 2002 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were Supervisors Weikert, Gregor and Bowling. Mr. Shealer was absent for personal reasons. Also present were: Ron Horton, Henry Heiser, Carol Merryman, Mike Galassi, George Lambert, Will Rogers, John White, Bob Sharrah, Bob Wagner, John Kilmer, Charles Tarbox, Chris and Jacqueline Moore and reporters from THE GETTYSBURG TIMES and THE EVENING SUN. The meeting was tape recorded.

The Minutes of the previous meeting were approved by motion of Mr. Gregor, seconded by Mr. Weikert and carried.

Mr. Horton reported that he had provided each Supervisor with a copy of the Traffic Ordinance and had asked for any comments. He added that the only comment that he received was from Mr. Bowling. Mr. Bowling explained that a Stop sign was placed at the intersection of Hospital Road and Blacksmith Shop Road about seven years ago, and he would like to see it removed. He stated that the intersection is near his home and he is not aware of any accidents occurring at the intersection (since 1962) that would have warranted the installation of the Stop sign. He stated that it is very hard to stop at the sign when road conditions are bad and he had gone off in the ditch one time while trying to get stopped. Mr. Bowling asked if a engineering study was done before the Stop sign was installed. Mr. Weikert stated that he recalled that Chief Sease did a traffic count and speed study but, no engineering study. He also recalled getting some complaints about speed and near miss accidents at this intersection. Mr. Bowling asked that someone determine if an engineering study was necessary prior to placing the sign. There was an amendment made to the Traffic Ordinance before the sign was placed. Mr. Horton stated that he has spoken to Chief Sease and he feels that the sign should remain as is. Mr. Horton stated that the Traffic Ordinance is up-to-date except for Mr. Bowling's concern. This item remained on the table.

A Certificate of Appropriateness for Artisans Design Build, Inc. for a single-family dwelling on Palace Drive was approved by motion of Mr. Weikert, seconded by Mr. Gregor and carried. The application also has HARB approval.

Mr. Bob Sharrah presented an As-Built Plan for unit "Q2" at The Meadows. Mr. Horton pointed out The Meadows Phase II Plan shows this unit as "C" and it is a five-unit building. The Board did approve the use of four-unit buildings, and this is what is now being built. Mr. Horton added that the road and driveway to the two western most units has not been built. Mr. Sharrah requested that the Board hold up the Certificates of Occupancy for the units instead of holding up these plans because there is settlement on one of the units on Friday, but he does not know which one. Mr. Horton pointed out that the road also needs a proper turnaround. Mr. Sharrah reported that they are relocating the water line and did not want to do any additional paving until that has been done. He also stated that this is the last unit that can be built until another water source is found. Mr. Gregor and Mr. Weikert expressed concerns about this project and the road that is being pieced together. Mr. Bowling expressed a concern about water running over the road causing ice during the winter. Mr. Sharrah stated that he thought the drainage issue was corrected on a previous plan. Mr. Horton asked Mr. Heiser if there is any time limit for completing a final plan since this plan was approved back in 1994. The consensus was that there is no time limit on completing a project. Mr. Horton clarified that the next phase will be a new submittal since preliminary approval was given more than five years ago. Mr. Weikert stated that he would not support approval of the plan without a road to all four units. Chairman Waybright asked for a motion, but no motion was made. **Mr. Bowling made a motion to proceed with further business. The motion died for lack of a second. Mr. Weikert made a motion to approve the As-Built Plans for Unit Q2 and allowing Certificate of Occupancies for units 2A and 2B and not allowing Certificates of Occupancies for units 2C and 2D. This motion also died for lack of a second. This item will stay on the agenda.**

Mr. Horton stated that the Charles Tarbox Plan is just a lot-addition subdivision which proposes the transfer of Lot 2, consisting of 8.467 acres, from Charles to Florence Tarbox. A Planning Waiver and Non-Building Declaration is included with the submission. Mr. Horton added that neither he, nor the Planning Commission had any problem with this plan, and he would recommend approval. **Mr. Gregor made a motion to approve the Plan and Planning Waiver, seconded by Mr. Weikert and carried.**

Mr. Will Rogers presented a Land Development Plan for a Coffee and Bagel Bar located on Route 97 south of Gettysburg Borough. Mr. Gregor asked if the conditions placed on Planning Commission approval have been met. Mr. Horton indicated that they have been met. He added that sewer disposal is being handled by a 2,000 gallon holding tank that was approved by the Township's S.E.O. Mr. Sharrah stated that laterals were put in out to the road in anticipation of having public water and sewer in the future should it become available. **Mr. Gregor made a motion to approve the plan, seconded by Mr. Bowling.** Mr. Weikert asked about the easement requested from the NPS. Mr. White stated that the easement shown on the plan is from the Jayjotti Corporation, not the NPS, and there can be no parking on the easement that the NPS acquired in the condemnation of the National Tower. The easement has been recorded and the book and page number has been noted on the plan. Mr. Weikert asked how much of the improvements have been completed. Mr. Rogers indicated that all of the improvements have been completed. **The motion carried.**

The next item on the agenda was a Final Plan and Planning Module for Greg Codori on Plank Road. The plan proposes the creation of Lot 2, consisting of 10.509 acres. The remainder, Lot 1, will consist of 4.177 acres and is improved with a dwelling and septic system. Mr. Weikert asked if Lot 1 would have sufficient area for another septic system if the existing system failed. Mr. Horton stated that the S.E.O. did indicate in the Planning Module, that the site is generally suitable for on-lot disposal. **Mr. Weikert made a motion to approve the Final Plan and Planning Module, seconded by Mr. Gregor and carried.** The plan will be signed when PaDEP's approval is received on the Planning Module.

Chairman Waybright spoke for the Douglas Lawver Final Plan. He stated that he was familiar with the situation and he explained that Ricky Lawver had to move his house after it flooded in 1996. When the house was moved, it was inadvertently placed over the property line and this plan corrects that by transferring 4,105 sq. ft. from Douglas to Ricky. **Mr. Gregor made a motion to approve the Final Plan and Planning Waiver, seconded by Mr. Bowling and carried.**

Mr. Robert Wagner presented a two-lot subdivision of a parcel that he owns on Pin Oak Lane. The plan proposes the creation of Lot A1, consisting of .626 acres, and Lot A, consisting of .514 acres. Lot A1 will be a building lot and Lot A will be conveyed to the adjoining property on which Mr. Wagner lives. An existing gas line prohibits the development of Lot A. The subject lot currently has a 15 foot wide panhandle fronting on Table Rock Road that this plan will eliminate. Mr. Sharrah stated that Mr. Horton's comments have not been addressed on the current plan, but he will have a revised plan to the Township by the time PaDEP's approval has been received on the Planning Module. **Mr. Gregor made a motion to approve the Final Plan and Planning Module, seconded by Mr. Bowling and carried.** The plan will not be signed until the Planning Module has been approved and the required notes have been added.

Jacqueline Moore presented a three-lot subdivision of her property on Knight Road. The plan creates Lot 1 consisting of 2.438 acres that is improved with her residence. Lot 2 consists of 1.947 acres and is intended to be a building lot sometime in the future. Lot 3 consists of 2.215 acres and will be built on by her son Chris. The Planning Commission approved the plan contingent upon the engineer's comments being addressed, driveway locations for each lot being shown and PaDEP's approval of the Planning Module. Mr. Moore reported that Lots 1 and 3 have existing driveways. The driveway for Lot 3 was previously approved by the Township and built to access an existing out-building. **Mr. Weikert made a motion to approve the Planning Module and Preliminary Plan contingent upon a Final Plan being submitted that has been revised to**

address the engineer's comments and shows the driveway locations for each lot. The motion was seconded by Mr. Gregor and carried.

Mr. Sharrah presented a Final Plan for Roselawn, Phase II on Table Rock Road and Pin Oak Lane. The plan is for units 9 through 14 and the units have Planning Module approval. The plan was approved by the Planning Commission contingent upon a note being added to the plan stating the date of preliminary approval. **Mr. Gregor made a motion to approve the Final Plan with the added note, seconded by Mr. Weikert and carried. Mr. Bowling abstained.**

Mr. Horton reported that he has been working with the North Gettysburg Shopping Center over safety and parking concerns with all of the new uses that are going in there. The plan is a result of a meeting on site with the owner's representative, and Mr. Horton stated that he feels that it is complete and a good job was done on the plan. He added that the owner has expressed a willingness to proceed with the improvements as soon as the Supervisors give their OK to the plan. **Mr. Gregor made a motion to approve the Land Use/Parking Inventory Exhibit for the North Gettysburg Shopping Center, seconded by Mr. Weikert and carried.** The owner may now proceed with the improvements shown on the plan.

Mr. Marty Miller arrived at the meeting and requested that the Board take action on The Meadows As-Built Plan tonight because he has a settlement on Friday for a unit on the eastern side of the building. He stated that they are seeking subdivision approval so that meets and bounds can be done for the deeds. Mr. Weikert asked Mr. Miller what he knows about the completion of the street. Mr. Miller stated that they now have a product that is selling as fast as they can build them and they intend to finish the road all the way back to the cul-de-sac. He stated that they are currently working on a water line because they need an additional well before they can build any more units. Mr. Miller added that they can not build the road until they get approval for Phase III. Chairman Waybright confirmed that the Township will not plow snow past what has been dedicated to the Township. Mr. Miller stated that the HOA will take care of that because they have a contract with someone to plow the driveways now. **Mr. Weikert made a motion to approve the As-Built Plan for Unit Q2 of The Meadows, seconded by Mr. Gregor and carried.**

At 9:28 p.m., Chairman Waybright adjourned the regular meeting for an Executive Session to discuss a legal issue.

The meeting was reconvened at 9:47 p.m. by Chairman Waybright.

The Manager/Engineer's Report was reviewed. Mr. Bowling asked the status of the Buzz and Joan Wherley septic system. Mr. Horton reported that approval of their spray irrigation system included some testing requirements that the Wherley's have not complied with because it is a financial burden on them. Mr. Horton stated that he has met with the Wherleys and he has given them an amended agreement to review that reduces the required testing. He asked the Wherleys to attend the next meeting to get the Supervisors' approval on the amended agreement. Mr. Horton also reported that all of the money that was in accounts with PLGIT has been moved to Adams County National Bank because they were paying a little more interest. He also stated that he would like to move \$1,000,000.00 from the checking account to a Classic Money Market account to get a little better interest. Mr. Horton asked if the Board had discussed the amendments to the Subdivision and Land Development Ordinance with Mr. Heiser in Executive Session, and if so, he requested approval for Mr. Heiser to proceed with the advertisement of the proposed amendment. He added that the amendment has been forwarded to the County and Township Planning Commissions for their review and comment. **Mr. Weikert made a motion for preparations to be made for a legal advertisement for a public hearing to be held on October 22, 2002 for the proposed amendment to the Subdivision and Land Development Ordinance in regards to developers dedication or payment of a fee in lieu of, for park and recreational opportunities, seconded by Mr. Gregor and carried. Mr. Bowling abstained.**

Mr. Bowling reported that there is a huge tree across Willoughby Run, below Waterworks Dam, that will cause problems if we have any flooding. He added that he thinks it probably is on Park Service property and he asked that they be notified of the situation. Mr. Horton stated that he will have Mr. Bower take a look. Mr. Bowling also stated that he has a situation at his home because Blacksmith Shop Road has been raised 3"- 4" with the new paving and he will not be able to mow along the road like he used to. He would like to fill the side ditch in some so that he can mow. Mr. Horton stated that he and Mr. Walter will come take a look at the situation on Thursday afternoon at 3:30 p.m.

The Zoning Officer and Assistant Secretary's reports were reviewed. The Assistant Secretary's report included the financial report for August.

There will be a Park, Recreation and Open Space Committee Meeting held on Thursday, September 26, 2002 at 7:15 p.m.

The bills were paid. Expenditures for this meeting totaled \$22,466.59 from the General Fund.

There being no further business, the meeting was adjourned at 10:20 p.m. by motion of Mr. Gregor, seconded by Mr. Weikert and carried.

Carol A. Merryman, Asst. Secretary

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