

**WASHINGTON TOWNSHIP SUPERVISORS  
MEETING -January 18, 2016 - 7:00 pm**

The regular meeting of the Board of Supervisors of Washington Township was called to order by Chairman McCleaf. The meeting was opened with the Pledge of Allegiance.

**PRESENT:** Supervisors McCleaf, Conrad, Gladhill, McCracken and Reichard. Also present were Manager Mike Christopher, Secretary Karen Hargrave, Township Planner Clint Rock, Chief Keller, and 8 citizens.

**FROM THE FLOOR:**

**1. Special Presentation to Whitehall Farm**

Supervisor McCleaf presented Alan and Tim Frantz with an Acknowledgement of Outstanding Conservation Practices in recognition of Whitehall Farm being selected as the Franklin County Conservation Farmer of 2015.

There were no other comments from the floor.

**APPROVAL OF THE AGENDA:** On a Conrad/Reichard motion, the Board of Supervisors approved the agenda as presented, vote was unanimous.

**BLUE RIDGE MOUNTAIN FIRE & RESCUE - DECEMBER REPORT:** The manager presented the December 2015 fire report. On a Conrad/Gladhill motion, the Board of Supervisors accepted the December 2015 Blue Ridge Mountain Fire & Rescue report, vote was unanimous.

**WAYNESBORO FIRE DEPARTMENT - DECEMBER REPORT:** The manager presented the December 2015 fire report. On a Gladhill/Conrad motion, the Board of Supervisors accepted the December 2015 Waynesboro Fire Department report, vote was unanimous.

**POLICE DEPARTMENT REPORT FOR DECEMBER:** Chief Keller presented the December 2015 Police report to the Board of Supervisors. On a Conrad/Reichard motion, the Board of Supervisors accepted the December 2015 Police Department report, vote was unanimous.

**CU-003 - JEFFIE RAMSEY CONDITIONAL USE APPLICATION:**

The Court Reporter was not present yet so the Board continued the meeting and will come back to this item when all are present for this meeting.

**APPROVAL OF THE JANUARY 4, 2016 REORGANIZATION MEETING MINUTES AND JANUARY 4, 2016 REGULAR MEETING MINUTES:** On a Gladhill/Reichard motion, the Board of Supervisors approved the meeting minutes for the January 4, 2016 Reorganization and the January 4, 2016 regular meetings, vote was unanimous.

**INVOICES:**

The following invoices were presented for payment:

General Fund	\$ 34,146.94
Payroll Account	5,968.64
Capital Reserve Fund	356.00
Highway Aid Fund	<u>1,164.49</u>
Total Invoices	\$ 41,636.07

On a Conrad/Reichard motion, the Board of Supervisors approved payment of the invoices presented, vote was unanimous.

**DECEMBER RECYCLING REPORT:** The manager presented the December 2015 Recycling report. On a Conrad/Gladhill motion, the Board of Supervisors accepted the December 2015 Recycling report, vote was unanimous.

**PLOT PLANS:**

**1. 11-15 Farmspring's Estates - 2 duplex units (final)**

Clint Rock, Township Planner, advised the Board of Supervisors this plan was a final plan. The plan is a resubdivision of 5 previously recorded townhouse units to 4 duplex units. The Franklin County Planning Commission had no comments. WTMA commented that additional notes were needed. Franklin County Conservation District had no comments. Martin & Martin commented the plan was adequate subject to WTMA approval and grading. The Township Planning Commission recommended approval on January 11, 2016. On a Gladhill/Conrad motion, the Board of Supervisors approved waiver of the final grade for plan 11-15, Farmspring's Estates, 2 duplex units, final, vote was unanimous. On a Gladhill/Conrad motion, the Board of Supervisors approved plan 11-15, Farmspring's Estates - 2 duplex units, final, vote was unanimous.

**CORRESPONDENCE:**

**1. Light Heigel & Associates - Gas line Memorial Bridge**

The Township received a letter dated January 7, 2016 from Light-Heigel & Associates, Inc. notifying the Township that UGI Utilities, Inc. would be applying for permitting associated with replacing a gas main across the West Branch Antietam Creek immediately north of the S.R. 16 Bridge, in Waynesboro and Washington Township, Franklin County, Pennsylvania.

**2. DCNR - check**

The Township received a check in the amount of \$1,017.35 from DCNR for payment in lieu of taxes.

**3. William Conrad - Pine Hill 5K**

The Township received a letter dated January 7, 2016 from William A. Conrad requesting approval to conduct a 5K Trail Run/Walk and Beer/Wine Festival at Pine Hill Recreation Area on Saturday, April 30, 2016 from 10:00 AM to 3:00 PM. This benefit was to raise money to support the Rouzerville Business Association and Rouzerville Lions Club community projects. Mr. Conrad also requested the use of alcohol during the festival portion of the Pine Hill Event and the use of the restrooms trail and use of the parks utility vehicle as a limited means of transportation. On a Reichard/Gladhill motion, the Board of

Supervisors approved the above requests by Mr. Conrad; vote was 4-0 with Supervisor Conrad abstaining.

4. Mountain Research LLC – Notice of reportable release for Zullinger Market

The Township received a letter dated January 12, 2016 from Mountain Research, LLC enclosing a copy of the Notice of Reportable Release that was submitted to the Pennsylvania Department of Environmental Protection for Zullinger's Market, 5030 Buchanan Trail East, Waynesboro, Pennsylvania.

5. Lee Royer & Assoc. – NPDES Permit – Woodcrest E-9

The Township received a letter dated January 13, 2016 from R. Lee Royer & Associates informing the Township that Woodcrest Estate E-9 would be applying for a general NPDES Permit.

At this time, all persons were present for this conditional use hearing.

**CU-003 – JEFFIE RAMSEY CONDITIONAL USE APPLICATION:**

**1. Public Hearing**

At this time the Chairman of the Board swore in all persons that would testify during this Conditional Use Hearing. Township Planner Clint Rock gave the following information for the record:

Applicant is Jeffie G. Ramsey, 11201 Gehr Road, Waynesboro, PA 17268. The property owner is Jeffie G. Ramsey, 11201 Gehr Road, Waynesboro, PA 17268. The property location for this conditional use application is 11201 Gehr Road, Waynesboro, PA 17268. The zoning district for this property is A. The applicant is requesting the conditional use permit to operate a trucking business on the property. The applicable section of the Township code for this conditional use is 360-62.Q. The applicant was notified of this hearing on December 15, 2015. All neighbors were notified of this hearing on December 15, 2015. This hearing was advertised in the Record Herald on December 23, 2015 and December 30, 2015. The Township received a letter dated January 9, 2016 from Mr. & Mrs. William Reynolds in opposition of this conditional use. The Washington Township Planning Commission met on January 11, 2016, held a public hearing concerning the above-referenced application, and recommended the following conditions:

1. All trucks entering or exiting the property shall use the lane of traffic on Gehr Road (north side lane) that abuts the property. No trucks entering or exiting the property shall use the lane of traffic on the opposite side of your property (south side lane).
2. Within eighteen (18) months of final approval for your conditional use, you shall construct a pole barn on your property with a concrete floor. All service performed on the trucks or trailers shall be done inside of the pole barn. In addition, all tires, parts, equipment and other property related to the trucking business, except for the trucks and trailers, shall be stored inside of the pole barn.
3. A bio retention basin shall be constructed on the property to deal with any and all runoff created by the business. Said basin must be constructed according to all Township, State and Federal regulations. In addition, the Township Engineer must approve the design and construction of the basin when completed.

4. A site plan must be submitted depicting the pole barn, bio retention basin and all other aspects of the business.
5. No more than five (5) truck-tractors shall be on the property at any one time.

At this time, the Township asked if anyone had any testimony concerning this conditional use application.

David Webber, 11225 Gehr Road, lives adjacent to this property location. He formerly lived on Frick Hill and said he heard enough of truck traffic for 20 year. He thought when he moved to the Gehr Road address he would not have to listen to the truck noise. Mr. Webber commented that Mr. Ramsey had no respect for the neighbors.

Bill Reynolds, 11129 Gehr Road, lives on the other side of the Ramseys. Mr. Reynolds advised that Mr. Ramsey was hauling ash that contained heavy metals and concrete and then blowing the trucks out with the debris going onto the Reynolds property. Mr. Reynolds advised that he was concerned with the business being next door and the effect it may have on the children that attend his annual festival. Mr. Reynolds advised that there are sink holes directly behind the Ramsey property. Mr. Reynolds commented that it is zoned agricultural not commercial.

Lois Reynolds, 11129 Gehr Road, was concerned for the safety aspect with the turn before the Ramseys property and the trucks using both lanes to turn into the Ramsey property. Mrs. Reynolds commented that the prior property owner was not allowed to place his driveway off of the turn in Gehr Road but now the trucks are doing so. Mrs. Reynolds said that the Ramseys are not considerate of the other neighbors in starting their trucks at 2 and 3 in the morning. Mrs. Reynolds was also concerned about a gas tank reappearing, tires and containers lying around the property.

Jeff Ramsey, 11201 Gehr Road, commented that when he bought the property he spoke with former CEO Gerald Zeigler and asked if he could park the trucks there. Mr. Ramsey stated he had 2 employees, his sons and himself. Mr. Ramsey commented that he would like to still make a left turn into his property. He presented a video to the Board of Supervisors of a trip in his truck from Route 16, back through Country Club Road and then a trip from Route 16 back Gehr Road to show the Board members that he felt it was worse trying to maneuver the truck through Country Club Road and then to turn into his property and felt Gehr Road was easier.

David Webber, 11225 Gehr Road, is concerned for the safety of his well and also for the septic system used by the Ramseys since the original system was designed for a single family home.

Supervisor McCleaf asked Mr. Ramsey if his septic system has been revisited every 5 years. Mr. Ramsey advised that they were not parking the trucks on the septic system. Mr. Ramsey commented that he didn't put the septic system in and that it was Mr. Schur's son that sold the property to him.

Supervisor McCleaf asked Mr. Ramsey what the normal hours of operation were. Mr. Ramsey advised that they leave early – around 2:00 am. They start the trucks about 10 minutes before leaving. Mr. Ramsey said his wife sleeps in the house and it doesn't bother her.

Supervisor Reichard asked if Mr. Ramsey works on the trucks on the property. Mr. Ramsey advised that they do work on the trucks. When they change the oil he puts it in 2-5 gallon buckets and dispose of it at different places, one of those being G&S garage.

Supervisor Conrad asked where the Township Planning Commission come up with 18 months for the Ramseys to erect a pole barn. Clint Rock, Township Planner advised the Township Planning Commission felt it was a reasonable time to allow the Ramseys to get the pole barn in place.

Supervisor Gladhill asked if they wash the trucks on the property. Mr. Ramsey advised they do wash the trucks but not every day.

Other items discussed during the hearing was test samples of the property, blowing off of the trucks, whether this is going to be a trucking business, and whether they can place restrictions that the trucks can only be owned by Mr. Ramsey himself. Solicitor Lisko asked Mr. Ramsey if he wanted to do more than just park the trucks on the property. Mr. Ramsey wants it to be a trucking business. John Lisko advised that it would have to be a trucking business.

On a Conrad/Reichard motion the Board of Supervisors closed the public hearing on this matter at approximately 8:26 pm. The Board of Supervisors discussed some options in making a decision on this matter. Some of those options would be to move their driveway more towards their residence, permit the trucks to be owned only by Mr. Ramsey, see the pole building built but not allow washing of the trucks on the property, whether to require soil samples, whether to require water testing with construction of the required basin, whether there is ground contamination and concerns about requiring the longer route to return home to the Ramsey residence. The manager offered suggestions such as making the driveway closer to Route 16, additional signage around the turn, lowering the speed limit in that area and a hidden driveway sign installed as well. On a Conrad/Reichard motion, the Board of Supervisors went into executive session at approximately 8:41 pm. On a Conrad/Reichard motion, the Board of Supervisors exited the executive session at approximately 9:02 pm. On a Conrad/Reichard motion, the Board of Supervisors tabled this decision on the conditional use until the February 2, 2016 meeting, vote was unanimous.

#### **MANAGER'S REPORT:**

1. Calimer Drive – Valley Directional drilling quote

The Township received a drilling quote from Valley Directional dated January 8, 2016. On a Conrad/Reichard motion, the Board of Supervisors approved Valley Directional quote in the amount of \$2,500.00, vote was unanimous.

2. Set all day meeting – February 19, 2016

3. Set joint meeting with the Boro – February 11, 2016

On a Conrad/Reichard motion, the Board of Supervisors set the all day meeting for February 19, 2016 and the joint meeting with the Borough of Waynesboro for February 11, 2016, vote was unanimous.

4. Resolution 618 – Police Pension contributions

On a Conrad/Reichard motion, the Board of Supervisors approved Resolution 618, a resolution eliminated member contributions to the Police Pension Fund for year 2016, vote was unanimous.

5. Personnel Matters

a. Part-time snow removal rate at \$15.50/hr. – Josh Hohl & Terry DeWitt

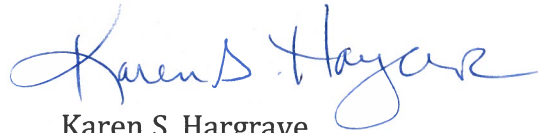
On a Conrad/Reichard motion, the Board of Supervisors approved the part-time snow removal rate at \$15.50/hr for Josh Hohl and Terry DeWitt, vote was unanimous.

2116

**SOLICITOR'S REPORT:** No report.

**MISCELLANEOUS:** None

With no further business, the meeting was adjourned at approximately 9:09 p.m. on a Gladhill/Gorman motion, vote was unanimous.



Karen S. Hargrave  
Secretary