

**WASHINGTON TOWNSHIP SUPERVISORS
MEETING -February 22, 2017 - 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, Assistant Manager Jeffrey Geesaman, Secretary Karen Hargrave, Township Planner Clint Rock, Assistant Secretary Sarah Ginn, Chief Keller, Reporters Zach Glenn & Jen Fitch and 17 citizens.

FROM THE FLOOR:

Annie Gomez-Shockey introduced herself to the Board of Supervisors and the audience as candidate for the magisterial district judge seat which is being vacated by Larry Pentz at the end of the year.

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 - JANUARY REPORT: The Township Manager presented the January 2017 report of the Blue Ridge Fire & Rescue. On a Conrad/Gladhill motion, the Board of Supervisors accepted the January 2017 Blue Ridge Fire & Rescue report, vote was unanimous.

WAYNESBORO FIRE DEPARTMENT - JANUARY REPORT: The Township Manager presented the January 2017 report for the Waynesboro Fire Department. On a Gladhill/McCracken motion, the Board of Supervisors accepted the January 2017 Waynesboro Fire Department report, vote was unanimous.

POLICE DEPARTMENT REPORT FOR JANUARY: Chief Keller presented the January 2017 Police report to the Board of Supervisors. On a Conrad/Reichard motion, the Board of Supervisors accepted the January 2017 Police Department report, vote was unanimous.

CU 17-001 CONDITIONAL USE HEARING- SPRING RUN DUPLEX REQUEST

1. Hearing on application

On a Conrad/Reichard motion, the conditional use hearing was opened at 7:11 pm, vote was unanimous.

Township Planner Clint Rock gave the following information for the record: Applicant is Accent Developers, 10764 Buchanan Trail East, Waynesboro PA 17268. The property owner is Accent Developers, 10764 Buchanan Trail East, Waynesboro PA 17268. The property location for this conditional use application is Spring Run Estates, Phase 3 (Washington Township Boulevard). The zoning district for this property is R-1. The applicant is requesting the conditional use to allow for duplex unit lots in the R-1 zoning district. The applicable section of the township code for this conditional use is 360-66.F. The applicant was notified of this hearing on January 19, 2017. All neighbors were notified on January 19, 2017. The hearing was advertised in the Record Herald on January 27, 2017 and February 3, 2017. The Washington Township Planning Commission met on February

13, 2017 and approved the conditional use with the following modifications: a traffic study be done for the proposed subdivision, a separate HOA for phase III, sidewalks be installed on both sides of all public streets in phase III, a buffer/screen planting be planted around the perimeter of phase III, and a walking trail be constructed along the stream and retention basins and maintained by the HOA.

2. Discussion and Action on Application

At this time R. Lee Royer, the project developer, presented the following information based on the modifications given by the planning commission. A traffic engineer was contacted and provided trip generation comparisons for a normal development as compared to a senior adult housing development. Based on the information from the traffic engineer Mr. Royer felt a traffic study would be of little use. A separate HOA will be created for phase III and named Spring Valley Estates, an Adult Community. Mr. Royer stated that he felt sidewalks on both sides of the street were not necessary and takes away from the rural setting of the properties. A buffer/screen planting around the perimeter of phase III would not be necessary because it is not a commercial or high density development. There is also already a natural buffer/separation created by the stream between phases II and III. Finally, a walking trail along the stream and around the storm water basin was already in their proposal.

The following comments from the public were given:

Lois Gift, 11608 Gehr Road- She asked Mr. Royer if her driveway would still be considered an access to phase III in the event of an emergency and other roadways are blocked. Mr. Royer said that there would be a locked gate put up and only used in the case of an emergency.

Bill Hagen, 11571 Mystic Rock North- He called the proposed development high density and said it will not fit in with the existing surroundings. He is concerned with the additional traffic this development will create and the fact that there is only 1 entrance and exit. He also suggested that a deed restriction be put on the duplexes to specify the age restrictions of the community.

Jody Walker, 9914 Skittle Run Court- He stated that he believes this development goes against the Washington Township Comprehensive Plan and that additional conditional uses should be put into place. He also felt that this should have been a re-zoning matter and not a text amendment. He would like to see the landscape screening put into place with evergreens and the architectural integrity maintained.

Jeff Schowalter, 11498 Buhrman Drive West- He asked Mr. Royer for clarification on the shared walking path areas and the responsibility of shared expenses to maintain such paths. He also asked how the age 55 requirement for these duplexes will be enforced.

Andrew Bokman, 11629 Honey Run Lane- He introduced himself as the Vice President of the Spring Run Home Owner's Association. He stated that he felt there are conflicts with this proposed phase III and he did not feel the residents were properly notified. He asked the Board of Supervisors to consider all of the conditions presented and be fair with their decision.

Mary Shermyer, 11525 Mystic Rock Lane North- She stated there should not be children living in the phase III duplexes if all residents must be age 55 or older. She would like to see enforceable age restrictions put on these duplexes.

Carolyn Peterson, 11742 Gehr Road- She said this proposal is considered high density and isn't consistent with the graceful growth of the area. She said with the Washington Township Boulevard being open the traffic has greatly increased on Gehr Road. She is dismayed that no official traffic study would be completed by the developer.

On a Conrad/Reichard motion, the Board of Supervisors closed the conditional use hearing at 8:09 pm, vote was unanimous.

The Chairman stated that they would continue their discussion on this matter at their workshop meeting on March 1, 2017 at 7:00 pm. An official decision to vote or table the matter will take place at the Board of Supervisors meeting on March 6, 2017 at 7:00 pm.

APPROVAL OF THE FEBRUARY 6, 2017 MEETING MINUTES: On a Reichard/Conrad motion, the Board of Supervisors approved the meeting minutes from the February 6, 2017 meeting, vote was unanimous.

INVOICES:

The following invoices were presented for payment:

General Fund	\$ 106,086.93
Impact Fee Fund	2,870.58
WTB Fund	7,228.88
Highway Aid Fund	<u>15,340.18</u>
Total Invoices	\$ 131,526.57

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

JANUARY RECYCLING REPORT: The manager presented the January 2017 Recycling report. On a Conrad/Reichard motion, the Board of Supervisors accepted the January 2017 Recycling report, vote was unanimous.

PLOT PLANS:

1. 01-17 WIDC Lots 7 & 7A- Preliminary Plan

Township Planner Clint Rock advised the Board of Supervisors that this was a preliminary plan for lots 7 and 7A on Zane A. Miller Drive. The Franklin County Planning Commission had no comments per their correspondence dated January 23, 2017. The WTMA offered comments on their letter dated February 1, 2017. The Franklin County Conservation District declared the application incomplete and gave resubmittal details per their letter dated February 7, 2017. Martin & Martin offered comments per their letter dated February 10, 2017. Martin & Martin also offered comments for the storm water management plan per their letter dated February 6, 2017. The Washington Township Planning Commission recommended approval with modification at their February 13, 2017 meeting. On a Gladhill/Conrad motion, the Board of Supervisors approved plot plan 01-17 WIDC Lots 7 & 7A's preliminary plans with modifications, vote was unanimous.

2. 02-17 Waynesboro Youth Soccer Association- 1 Parcel Final

Township Planner Clint Rock advised the Board of Supervisors that this was a final parcel plan for the Waynesboro Youth Soccer Association property on Country Club Road. The Franklin County Planning Commission had no comments to offer on their January 23, 2017 correspondence. Martin & Martin commented

that the plan was adequate per their January 19, 2017 letter. The Washington Township Planning Commission recommended approval at their February 13, 2017 meeting. On a Conrad/Reichard motion, the Board of Supervisors approved plot plan 02-17 Waynesboro Youth Soccer Association, 1 parcel final, vote was unanimous.

CORRESPONDENCE:

1. Kilmer Insurance- Lions Club Coverage

A letter dated February 6, 2017 was received from The Kilmer Group addressing the policy change request. The Blue Ridge Lions Club Park will be added to the township's insurance policy.

2. Redneck Outlaws- Pine Hill Request

A letter dated February 7, 2017 was received from the Redneck Outlaws, Inc. requesting the use of Pine Hill Park on April 9, 2017 for a community Easter egg hunt. The park will be occupied from 8:00 am to 5:00 pm. On a Gladhill/McCracken motion, the Board of Supervisors authorized the Redneck Outlaws Inc. to use Pine Hill Park on April 9, 2017 for a community Easter egg hunt, vote was unanimous.

MANAGER'S REPORT:

1. Impact Fee Update- The Township Manager presented the Impact Fee Advisory Committee draft minutes from their February 15, 2017 meeting. He also stated that Assistant Manager Jeffrey Geesaman and himself would be meeting with consultant Jodie Evans in the near future.

2. Timber Bids- Bid Opening February 27, 2017- The Township Manager stated that the timber bids will be opened on Monday, February 27, 2017 at 4:00 pm. An update on the bid results will be given at the workshop on March 1, 2017.

ASSISTANT MANAGER'S REPORT:

1. Nuisance in Fact Declared

a. 12935 Pennersville Road- Garbage- Closed

The Assistant Manager stated that this property has been cleaned up and no further action would be needed.

b. 12864 Pennersville Road- Garbage

The Assistant Manager stated the property at 12864 Pennersville Road is a nuisance in fact for the following reasons:

- Attracting vermin such rats, mice, skunks, raccoons, cats, snakes and other such vermin
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(A)

On a Gladhill/Conrad motion, the Board of Supervisors declared the property at 12864 Pennersville as a nuisance in fact, vote was unanimous.

c. Tower Road- Tires- Nicholas Properties

The Assistant Manager stated that the tires on the Nicholas properties on Tower Road are a nuisance in fact for the following reasons:

- Waste tires present environmental, health, and safety hazards. Rainwater accumulates in tire piles creating an ideal environment for mosquitoes, which are known to transmit West Nile Virus.
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(B)

On a Conrad/Gladhill motion, the Board of Supervisors declared the tires on the Nicholas properties on Tower Road as nuisance in fact, vote was unanimous.

d. 14428 Tower Road- Dangerous Structure

This matter will be discussed further in executive session.

e. 5788 Tick Ridge Road- Dangerous Structure

The Assistant Manager stated the property at 5788 Tick Ridge Road is a nuisance in fact for the following reasons:

- This structure is a safety hazard due to the condition of the house and the potential of collapse.
- This house is vacant and could be an attraction to children and teenagers to enter
- The house is attracting vermin such rats, mice, skunks, raccoons, cats, snakes and other such vermin
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(G) and the Second Class Township Code

On a Conrad/Reichard motion, the Board of Supervisors declared the property at 5788 Tick Ridge Road as a nuisance in fact, vote was unanimous.

f. 5796 Tick Ridge Road- Dangerous Structure

The Assistant Manager stated that the property at 5796 Tick Ridge Road is a nuisance in fact for the following reasons:

- This structure is a safety hazard due to the condition of the house and the potential of collapse.
- This house is also right next to the neighbor's property and the east wall and 2 chimneys are in danger of collapse which can and most likely will result in property damage and possible personal injury to the neighbor
- This house is vacant and could be an attraction to children and teenagers to enter

- The house is attracting vermin such rats, mice, skunks, raccoons, cats, snakes and other such vermin
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(G) and the Second Class Township Code

On a Reichard/Conrad motion, the Board of Supervisors declared the property at 5796 Tick Ridge Road as a nuisance in fact, vote was unanimous.

g. 11020 Woodring Lane- Tires- Selman Property

The Assistant Manager stated that the tires at 11020 Woodring Lane are a nuisance in fact for the following reasons:

- Waste tires present environmental, health, and safety hazards. Rainwater accumulates in tire piles creating an ideal environment for mosquitoes, which are known to transmit West Nile Virus.
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(B)

On a Conrad/Gladhill motion, the Board of Supervisors declared the tires at 11020 Woodring Lane as a nuisance in fact, vote was unanimous.

h. 11075 Woodring Lane- Tires- Williams Property

The Assistant Manager stated that the tires at 11075 Woodring Lane are a nuisance in fact for the following reasons:

- Waste tires present environmental, health, and safety hazards. Rainwater accumulates in tire piles creating an ideal environment for mosquitoes, which are known to transmit West Nile Virus.
- Causing an eye sore to neighboring properties and persons passing by
- Devaluing neighboring properties
- In violation of our code 216-2(B) and 216-2(B)

On a Conrad/Gladhill motion, the Board of Supervisors declared the tires at 11075 Woodring Lane as a nuisance in fact, vote was unanimous.

i. 14229 Old Route 16- Garbage- In Compliance

The Assistant Manager stated that the garbage at 14229 has been cleaned up and no further action would be needed.

2. Surplus Property- PK 120- 2000 Chevrolet Pickup

On a Conrad/Gladhill motion, the Board of Supervisors declared PK 120, a 2000 Chevrolet pickup truck as surplus, vote was unanimous.

3. Purchase Pickup Truck- 2013 Dodge Ram Truck- \$15,000.00

On a Conrad/Gladhill motion, the Board of Supervisors authorized the purchase of a 2013 Dodge Ram truck from Buchanan Auto for \$15,000.00, vote was unanimous.

4. Daniel Baer's Property- In Compliance

The Assistant Manager presented a memo from Clint Rock stating that the Daniel Baer property at 4815 Buchanan Trail East has been brought into compliance.

5. Nicholas Property- Mobile Home Removed

The Assistant Manager stated that the mobile home on the Nicholas property at 14428 Tower Road has been moved from the property. The issue has been resolved and it was requested that District Justice Larry Pentz dismiss the mobile home case.

SOLICITOR'S REPORT:**1. Executive Session- Legal Matters**

On a Conrad/Reichard motion, the Board of Supervisors entered into executive session at approximately 8:47 pm, vote was unanimous.

On a Conrad/Reichard motion, the Board of Supervisors came out of executive session at approximately 9:13 pm, vote was unanimous.

On a Conrad/Reichard motion, the Board of Supervisors authorized the solicitor to file a motion to amend the junk order in court to put a lien on the George Nicholas property to recover expenses for the cleanup, vote was unanimous.

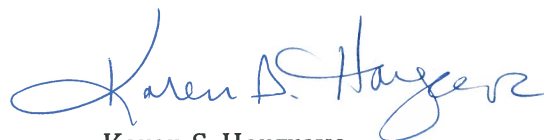
On a Conrad/Reichard motion, the Board of Supervisors declared the George Nicholas house at 14428 Tower Road a nuisance, vote was unanimous.

The Board's reasoning for declaring the property a nuisance in fact is as follows:

- The house is unsafe for habitation according to an engineer's report from Evan D. Laub, P.E. at C.S. Davidson, Inc. dated February 13, 2017.
- The house is a fire hazard in that there is a wood stove/fire place being used in the house that may cause the house to catch on fire if additional walls collapse.
- The house is in danger of collapse and if it does collapse it may cause serious damage to the occupants.
- The house is an eye sore to the surrounding community.
- The house devalues the properties in the surrounding community.
- In violation of Code 216-2(G) and the Second Class Township Code

MISCELLANEOUS: None

With no further business, the meeting was adjourned at approximately 9:30 p.m. on a Conrad/Reichard motion, vote was unanimous.



Karen S. Hargrave
Secretary

