

**WASHINGTON TOWNSHIP SUPERVISORS
MEETING – Monday, June 3, 2024**

The regular meeting of the Board of Supervisors of Washington Township was called to order at 1:30 p.m. by Chairman Strausbaugh.

PRESENT: Supervisors Strausbaugh, McCleaf, McCracken, Stine and Snowberger. Also, present were Township Manager Vernon Ashway, Assistant Township Secretary Brigitte Mowen, Assistant Zoning Officer Chad Reichard, Solicitor Zachary Mills, OIC Jason Wolfgang and 21 citizens.

REZONING HEARING - RZ-240002 Leona Wilders: Chairman Strausbaugh opened the rezoning hearing for George & Leona Wilders, application RZ-240002. Residents wishing to speak during the hearing were sworn in by Chairman Strausbaugh. The Assistant Township Zoning Officer presented the application for Rezoning or Zoning Amendment dated April 15, 2024, for the parcels owned by Leona Wilders on Waterloo Road. The proposed rezoning will change eleven (11) properties located on Waterloo Road from Forest Conservation (F-C) to Low Density Residential (R-1). The Assistant Township Zoning Officer read comments received from Engineers at Martin & Martin, Franklin County Planning Commission, Liberty Township and a letter from residents Betty Smith/Roberta Shank of Waterloo Road. George and Leona Wilders displayed a sketch plan of the proposed lots they would like to pursue with the change in the zoning. Solicitor Mills advised the Board of Supervisors and residents that the rezoning hearing is only to change the zoning of Waterloo Road and that any plot plans would be decided in the future and could potentially change. Solicitor Mills asked that the plans shown by George and Leona Wilders be entered into the public record of the hearing. Exhibit one (1) shows the existing lots owned by Leona Wilders on Waterloo Road and Exhibit two (2) shows the proposed change. The following residents spoke during the hearing:

- Elwood Tracey of 13435 Waterloo Road spoke in opposition to the re-zoning changes and would not like to see anymore properties being built. He enjoys the quiet and the wildlife.
- David White of 13428 Waterloo Road is opposed to making a change from the Forest Conservation (F-C) zoning. He likes to be able to keep his grass longer and enjoys the wildlife.
- George Herold of 13348 Waterloo Road is opposed to other homes being built and enjoys the quiet area and wildlife.
- Kimberly Wetzal of 13490 Waterloo Road stated that she is against the rezoning change. Water runoff is a problem for the area after it rains, and this could make the issue worse. She enjoys the wildlife and asked if the school district is already overwhelmed.
- Betty Smith of 13516 Waterloo Road believes no additional properties should be built because the area is a swamp. Water runs through yards to the road.
- Sharon Magee of 12293 Pen Mar Road lives close to the Waterloo properties and believes they are zoned as Forest Conservation (F-C) to protect the creek and springs. She is opposed to the rezoning.
- Robert Tracey of 13435 Waterloo Road has an issue with water on his property, getting into his basement and running through his yard.

- Angie Bloom of 13382 Waterloo Road stated that the property behind her home is all wetlands. She inquired about future plans.

After the residents were able to address their concerns to the Board of Supervisors, the Supervisors held a discussion about the zoning differences of Forest Conservation (F-C) and Low Density Residential (R-1). Solicitor Mills reminded the Board of Supervisor that this is only to change the zoning of the locations proposed. On a McCleaf/Snowberger motion, the Board of Supervisors denied Proposed Ordinance #293 and Proposed Resolution # 820 to amend the 2009 joint comprehensive plan, vote was unanimous. The Rezoning Hearing was closed at 2:26 p.m.

FROM THE FLOOR: Mary Louise Misner and Laurie Hoovermale spoke to the Board of Supervisors on behalf of Church of the Apostles, UCC about the Conditional Use that was approved on June 19, 2023, to operate a non-denominational Christian School on the property at 336 Barnett Avenue. Damascus Road Christian Academy is no longer able to rent the space in the church for the school and they would like to have another school rent the space. Solicitor Mills advised that the Board would not be able to give a definite answer until they have another renter in mind and can provide those details to the Board. The current conditional use expires 5 years after the issue date, and they would need to reapply at that time.

AWARDING OF BIDS:

a. Materials Bid

The Township Manager reviewed the individual bids and made the following recommendations: Stone awarded to Specialty Granules with the exception of #8 and Washed Stone; #8 Stone and Washed Stone awarded to New Enterprise; Liquid Asphalt awarded to Fayetteville Contractors; Bituminous Materials/Cold Mix to HEI-Way LLC; Superpave Asphalt to New Enterprise; Oil, Tack for Asphalt & CRS-2P awarded to Russell Standard; Diesel Fuel, Heating Oil, LP Gas & Forklift Bottles awarded to McLaughlin's; Line Painting awarded to D.E. Gemmill. On a Snowberger/Stine motion, the Board of Supervisors awarded the bids as specified above, vote was unanimous.

b. Equipment & Labor Bid

The Township Manager made the following recommendations: Equipment & Labor Bid awarded to AAA Paving & Excavating, INC. On a McCleaf/McCracken motion, the Board of Supervisors awarded the bids as specified above, vote was unanimous.

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

APPROVAL OF THE MEETING MINUTES:

a. Regular Meeting Minutes

On a McCleaf/ McCracken motion, the Board of Supervisors approved the regular meeting minutes for May 20, 2024, vote was unanimous.

ASSISTANT TOWNSHIP SECRETARY:

a. Invoices:

The following invoices were presented for payment:

General Fund	\$ 74,658.64
Highway Aid	\$ 295.96
WTB Fund	\$ <u>1,105.00</u>
Total Invoices	\$ 76,059.60

On a McCleaf/Stine motion, the Board of Supervisors approved payment of the invoices as presented, vote was unanimous.

ASSISTANT ZONING OFFICER'S REPORT:

- a. **CU 24-001 Biser Farms Event Center:** Assistant Township Zoning Officer presented the Conditional Use Order for Biser Farms Event Center for approval. The Township Manager advised that section 4 of the order needs to be amended. Commonwealth Code will not do these types of inspections. Section 4. "All structures used for the event venues must be inspected by the Washington Township Building Inspector and Commonwealth Code Inspection Service and comply with any requirements imposed by that inspection". On a McCracken/Stine motion, the Board of Supervisors voted to approve the Conditional Use order with amendments to Section 4, vote was unanimous.
- b. **997 Traffic Study Request:** Assistant Zoning Officer received a phone call from a resident about a passing lane on Route 997 and would like to have a traffic study. The resident reached out to PennDOT, and they requested a letter from Washington Township for a traffic study to be conducted. On a Snowberger/McCleaf motion, the Board of Supervisors voted to deny the Route 997 Traffic Study Request, vote was unanimous.

MANAGER'S REPORT:

- a. **Proposed Ordinance 293:** The rezoning hearing was denied, and the Ordinance was not passed.
- b. **Proposed Resolution 820:** The rezoning hearing was denied, and the Resolution was not passed.
- c. **Fire Police Assistance Request:** Township Manager presented a letter from Chambersburg Borough requesting Fire Police Assistance for Non-Emergency Events. On a McCleaf/Stine motion, the Board of Supervisors voted to approve the request from Chambersburg Borough for Fire Police Assistance for Non-Emergency Events, vote was unanimous.
- d. **Franklin County Emergency Services Seminar:** Township Manager presented a letter from Franklin County Emergency Services Alliance about a seminar being held on June 25, 2024, from 1:30 P.M. to 4 P.M at the Franklin County Public Safety Training Center.
- e. **UGI Utilities INC. Gas Rate Increase:** Township Manager presented a notice of proposed rate change for UGI Utilities, Inc.
- f. **Franklin County Area Tax Bureau Appeals:** The Township Manager presented three tax assessment changes from Franklin County Tax Services.
- g. **BRS Library Special Event Request:** The Assistant Manager presented a request from the Blue Ridge Summit Library to host their annual 5K race/walk on July 20, 2024. On a Snowberger/McCleaf motion, the Board of Supervisors

approved the Blue Ridge Summit Library's request to host a 5K race/walk on July 20, 2024, vote was unanimous.

SOLICITOR'S REPORT: Solicitor Mills updated the Board of Supervisors on the items he was working on with our staff, those being the settlement check for C&H Gouff, filing a motion for the Mumpower litigation, working with Township staff and Quincy Township on an Intergovernmental Agreement for a Knox Rapid Access System. Solicitor Mills also worked with staff on the release of Occupancy Permits for Burkentine Builders.

MISCELLANEOUS: Assistant Township Secretary reminded the Board of Supervisors that they needed to sign the awarded bid contracts before they left. Assistant Township Zoning Officer updated the Board of Supervisors on two (2) Conditional Use Hearings that will be held on Monday, June 17, 2024. The Supervisor Meeting time has been changed to 3:30 p.m. and the Conditional Use Hearings will begin at 5:00 p.m. The Conditional Use Hearing for Ronnie Martin is to construct single family semidetached dwellings (duplexes) in the Low Density Residential (R-1) Zoning district at 10562 Buchanan Trail East. The Conditional Use Hearing for BAI Group, LLC is to install a five (5) acre solar farm in the Agricultural (A) Zoning District at 14714 Wayne Highway. Supervisor Stine asked some questions about the current Township Solar Ordinance and the Board of Supervisors would like to review this at the Workshop Meeting on Monday, June 10, 2024. Township resident Jeffrey Geesaman asked the Board of Supervisors if the staff could contact the owner of the Wayne Heights Mall. The fire department responded to a call and the alarm company has the location listed as a closed business, Dru's Book 'N Things.

With no further business, the meeting was adjourned at 3:22 p.m. On a McCleaf/McCracken motion, vote was unanimous.



Brigitte L. Mowen
Assistant Township Secretary