

**MINUTES OF MEETING OF
TYRONE TOWNSHIP BOARD OF SUPERVISORS
ADAMS COUNTY, PENNSYLVANIA
August 9, 2023**

The Board of Supervisors Meeting for Wednesday, August 9, 2023 was held at the Tyrone Township Municipal Building, 5280 Old Harrisburg Road, York Springs, PA 17372, Adams County, Pennsylvania.

Members Present: Chairman Mike Mosley, Vice Chairman Andy Seymore, Supervisor Rosalie Dashoff, Secretary Dawn Felts

Others in Attendance: David Richwine, Ed Heller, Greg Kepner, Dan Crocket, Ira Reed, Erik Vranich, Dan Diviney, Nicole Thomas

Call to Order: Mosley called the meeting to order at 7:00 PM.

Pledge of Allegiance: Mosley led the Pledge of Allegiance.

Approval of Board of Supervisors Meeting Minutes:

Dashoff made a motion to approve the minutes for the July 12, 2023 Board of Supervisors Meeting. Seymore seconded the motion. A vote was taken and the motion was carried unanimously.

Approval and Payment of the January 2023 Accounts Payable Invoices and Credit Card Purchases:

Dashoff made a motion to approve payment of the Accounts Payable Invoices, as well as the payments made in the second check run and the credit card purchases of the previous month. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

Public Comments on Board of Supervisors Meeting Agenda:

Hillandale Waiver

Old Business:

District 1 Septic System noncompliance:

As of July 12, 2023, 3 are remaining on the Delinquent report.

EOC Vehicle/NAREMA – Josh Fitting attending meeting – still working out details

Seal Coating completed on 8/1/2023

District 2 Septic Letters – sent out 1st week of July

Township Building upgrades/improvements – Dashoff stated that the building is in need of repair.

Dashoff made motion for Greg Kepner (Road Maintenance Manager) to acquire quotes on suggested items – Garage Roof leaking, Township building needs repairs to windows, rust areas, painted, Salt Shed in dire need of replacement/repair, Furnace purchased in 1991 needs looked at as it is constantly running, Dumpster – 2 yards currently not enough to hold township waste. Greg agreed and Mosley stated that he would help to find 2 to 3 quotes as well. The 1st two items (Garage & Township building) to be 1st priority. Seymore seconded the motion. A vote was taken and the motion carried unanimously.

New Business:

Smith Disposal Facility

Erik Vranich explained this was a subdivision plan that was submitted to the township. This is mostly in Straban Township and some in Tyrone Township. They are creating two lots off Beaver Run Road which is entirely in Straban township but technically crosses the creek and Tyrone has to sign off on the plan. Vranich recommend to approve the Smith Disposal Facility without review due to no changes being made within Tyrone Township. Seymore made a motion to approve Smith Disposal Facility without review. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

Drain Pipe – White Church Rd.

Kepner suggested that the pipe is plugged with narrow opening and needed to be replaced. 15” pipe needed. Ball park figure is approximately \$5000.00. Dashoff made a motion to replace pipe on White Church Road. Seymore seconded the motion. A vote was taken and the motion carried unanimously.

District 1 Septic

There are currently 3 properties that have not been pumped and 1 property that has been Pumped but has not paid the pumper/hauler and we do not have the inspection report. The Constable was authorized to issue Enforcement Letters. Mosley made a Motion to proceed with serving affidavits. Seymore seconded the motion. A vote was taken and The motion carried unanimously.

Hillandale Site #1 – Developer’s Agreement

Vranich- there are many things that are not typically covered with a project like this. Agreements need to be covered, one of which is the extension of the sewer system for their rest Room facilities only – not the egg wash or any other part, the rest room that was approved By DEP. Secondly Spicer Rd. is essentially a driveway going back to the facility and it is in very Bad shape. This agreement is needed because it is a Township Road. Hillandale can replace the Box culvert much cheaper as part of their project than the township. Once completed the township will go through the process to vacate the road and then turn it over to Hillandale. Hillandale will then maintain the road. Hillandale will provide an escrow amount of \$5000.00 dollars and if it falls below\$ 2000.00 Hillandale will refresh it back to \$5000.00. Erik Vranich recommended a motion to approve the signature of the Developer’s Agreement once it is signed by Hillandale. Seymore made the motion to approve The Developer’s Agreement once signed. Mosley seconded the motion. A vote was taken and the motion was carried unanimously.

Hillandale Gettysburg LP –Site#3-Major Preliminary/Final Subdivision /Land Development Plan

This is a facility on tapeworm road – where they are tearing down existing chicken houses build for a total of 8 houses – a conditional use was approved appx. two years ago, and Keller Engineers issued an update/review letter on July 10 saying there is waivers needed SALDO 10-403. B.10 – Waiver of Traffic Impact Study -working out the details with township. Seymore made a motion to waive the Traffic impact Study with Hillandale and Tyrone to work together on this project. Dashoff second the motion. A vote was taken and the motion carried unanimously.

Storm water basin SWM 9-111J.1.b(9)(a) – The township has no issues with the waiver of the basin slopes to 3:1 maximum – Dashoff made a motion to waiver the basin slopes to 3:1 maximum – Seymore second the motion. A vote was taken and motion was carried unanimously.

Conditionally approving the land development plan Site # 3 (maxing out to 5.4 million Birds) and all items of the July 10th letter. Seymore made a motion to approve land development. Mosley second the motion. A vote was taken and motion carried unanimously.

Approval of the Developers' Agreement for Hillandale Site 3: Seymore made a motion to approve the agreement. Dashoff seconded the motion. A Vote was taken and the motion carried unconditionally.

Vidyarthi Lots 6-12 – Preliminary/Final Subdivision /Land Development Plan

Sewer capacity – 6 lots up Rupp rd.- Tap fees have paid – motion to approve signature – Dashoff made a motion to approve the signature of sewer capacity letter. Seymore second the motion. Sewage planning Mailer. Seymore made a motion to approve the signature of Vidyarthi sewage plaining mailer. A vote was taken and motion was carried unanimous.

Active Subdivision/Land Development Plans(Informational Only:

Vidyarthi subdivision Plans for lots 6-12 – deadline Oct. 27, 2023

Joe Mussa – Andato – LLC Subdivision Plan – deadline of Oct. 26, 2023 (with a note that any additional extension request must require a detailed progress date or a plan resubmission must occur.

Public Participation

Nicole Thomas – wants to revisit the ability to have a Dog Training Center with in the township. It was recommended that Ms. Thomas explore a variance by talking to the Zoning office. It is clear now under the current ordinance that you cannot operate a Training facility within the village.

Dan Diviney – inquired about the status of the person requesting a Kennel last year. How long do they have to get requested approvals re: sound ordinance met. Board of Supervisors agreed that there is a time limit but that it was unknown and would check. The Board of Supervisors have not heard anything from the applicant at this time.

MEETINGS:

Tyrone Township Planning Commission Meeting will be held September 14, 2023 at 7:00 PM at the Township Building, 5280 Old Harrisburg Road, York Springs. Tyrone Township Board of Supervisors Meeting September 13, 2023 at 7:00 PM at the Township Building, 5280 Old Harrisburg Road, York Springs.

Executive Meeting:

There were no executive meetings requested

Adjournment:

Dashoff made a motion to adjourn at 7:47 PM and Seymore seconded the motion. A vote was taken and the motion passed unanimously.