

**MINUTES OF MEETING OF  
TYRONE TOWNSHIP BOARD OF SUPERVISORS  
ADAMS COUNTY, PENNSYLVANIA  
October 12, 2022**

The Board of Supervisors Meeting for Wednesday, October 12, 2022 was held at the Tyrone Township Municipal Building, 5280 Old Harrisburg Road, York Springs, PA 17372, Adams County, Pennsylvania.

**Members Present:** Chairman Russ Raub, Vice Chairman Mike Mosley, Secretary Sydney McFadden

**Others in Attendance:** Becky Van der Groef – Hoffman Homes, David Richwine

**Call to Order:** Raub called the meeting to order at 6:00 PM.

**Pledge of Allegiance:** Raub led the Pledge of Allegiance.

**Approval of Board of Supervisors Meeting Minutes:**

Mosley made a motion to approve the minutes for the September 28, 2022 Board of Supervisors meeting. Raub seconded the motion. A vote was taken and the motion carried unanimously.

**Approval and Payment of the Accounts Payable Invoices:**

Mosley made a motion to approve payment of the Accounts Payable Invoices. Raub seconded the motion. A vote was taken and the motion carried unanimously.

**Public Comments on Board of Supervisors Meeting Agenda:**

- McFadden indicated that the Board skipped over consideration of the Accounts Payable Invoices. The Board went back and took action on these.

**Organizational Announcements:**

- ***Executive Sessions:*** The Board conducted Executive Sessions on October 6, 2022 and October 11, 2022 from 7:00 PM – 9:00 PM for the purposes of personnel. No decisions were made.
- ***Liquor License Referendums:*** There will be a question regarding liquor license referendums on this year's ballot where voters may vote in favor of or against liquor licenses in the Township. The Township has been a dry municipality since its establishment in 1749, meaning that businesses have not been permitted to obtain liquor licenses. If the vote passes, the PA Liquor Control Board could grant liquor licenses in the Township.
- ***Adams County Broadband Community Assessment:*** Adams County authorized a joint project with Franklin County to assess broadband needs in these areas. The study is being conducted to potentially provide broadband service to underserved and unserved areas. The meetings for Adams County to hear public input on this matter will be conducted on October 20, 2022 at 2:00 PM at Adams Economic Alliance, 1300 Proline Place, Gettysburg and at 6:00 PM at Biglerville High School, 161 N. Main Street, Biglerville.
- ***District 3 Septic Noncompliance List:*** 13 property owners remain on the District 3 Septic System Inspection Noncompliance List for not having their systems inspected by a registered pumper/hauler by the June 30, 2022 deadline. Two (2) of these property owners have notified the Township of completed inspections, but the Township has yet to receive the paperwork for these inspections from the pumper/haulers.

**Old Business:**

**Township Facilities Cleaning Services:**

Raub made a motion to engage the services of Otter's Professional Cleaning. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**Resolution 2022-05 Readoption:**

Raub made a motion to readopt Resolution 2022-05. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**USI Insurance:**

Raub made a motion not to send the insurance policies to Mr. Ryan and to thank him for his time. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**New Business:**

**Hoffman Homes:**

Ms. Van der Groef presented Hoffman Homes' vision before the Board to request a donation from the Township's American Rescue Plan monies.

**Thomas Plan:**

Raub made a motion to deny the Minor Final Land Development Plan for Nicole Thomas due to the proposed use not being a permitted or conditional use within the Village Zoning District within sections 12-701 and 12-702 of Tyrone Township Zoning Ordinance per the Zoning Officer's letter dated June 16, 2022 and due to no formal review of the plan per the Subdivision and Land Development Ordinance per the landowner's direction. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**Koufos Plan:**

Raub made a motion to accept the 90-day time extension for the Peter Koufos Land Subdivision Plan as per the September 30, 2022 letter from Ken Scott of Beyond All Boundaries. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**Bear Mountain Orchards Plan – Sewage Facilities Planning Waiver & Non-Building Declaration:**

Raub made a motion to execute the Bear Mountain Orchards Plan Sewage Facilities Planning Waiver and Non-Building Declaration when they are received by the Township. Mosley seconded the motion. A vote was taken and the motion carried unanimously.

**Adams County Conservation District Revised Memorandum of Understanding:**

The Board requested the review and input of the Township Solicitor and Township Engineer on the Adams County Conservation District Memorandum of Understanding before the Board proceeds further with this matter.

**Employee Blanket Bond Insurance Policy Quote:**

Mosley made a motion to accept the 3-year prepaid Employee Blanket Bond Insurance Policy quote of \$953.00 with HA Thomson. Raub seconded the motion. A vote was taken and the motion carried unanimously.

**Active Subdivision/Land Development Plans (Informational Only):**

- Hillandale Site 3 Land Development Plan: Action Deadline October 28, 2022
- Peter Koufos Land Subdivision Plan: Action Deadline January 10, 2023

**Meetings:**

Tyrone Township Board of Supervisors Special Budget Meeting October 19, 2022 at 5:00 PM at the Township Building, 5280 Old Harrisburg Road, York Springs

Tyrone Township Board of Supervisors Conditional Use Hearing - Tobery October 26, 2022 at 5:30 PM at the Township Building, 5280 Old Harrisburg Road, York Springs

Tyrone Township Board of Supervisors Meeting October 26, 2022 at 6:00 PM at the Township Building, 5280 Old Harrisburg Road, York Springs

Adams County Association of Township Officials Convention November 9, 2022 at 6:30 PM at the SAVES Building, 5865 Hanover Road, Hanover

**Public Participation:**

- Mr. Richwine inquired if the liquor referendum matter should be advertised. Raub referred him to Adams County Elections.
- Mr. Richwine inquired if the Township could still obtain a quote from USI Insurance. Raub responded that the Township has provided no information to USI other than what is on their application and providing copies of the insurance policy that reveal premiums paid, etc. to any provider may provide an unfair advantage.
- Mr. Richwine inquired if the Planning Commission would have to execute the Bear Mountain Plan Waiver and Declaration. McFadden responded that according to the Township Engineer, he will indicate on the forms that the Planning Commission did not review the Plan, so their signature would not be needed.
- McFadden announced that there will be a Board of Supervisors Conditional Use Hearing for the Tobery application on October 26, 2022 at 5:30 PM at the Township Building.

**Adjournment:**

Mosley made a motion to adjourn at 7:17 PM and Raub seconded the motion. A vote was taken and the motion carried unanimously.