

August 7, 2025 Supervisors Minutes

Chairman Clapper called the August 7th, 2025 Supervisors meeting to order.

The following members were present: Don Clapper, Greg Thomas.

The minutes from the July 3rd meeting were approved as written.

The Treasurers report was distributed to each Supervisor for review.

Chairman Clapper turned the meeting over to our solicitor, Sam Wiser to facilitate the two hearings that have been scheduled.

- **Conditional Use Hearing for Procommercial Estates Inc.**

This hearing was advertised in the Record Herald on 7/22 & 7/29.

On a Thomas/Clapper motion carried unanimously, the Supervisors approved the Conditional use subject to meeting the conditions as presented in the Hearing.

- **Dunkle SEO Denial Appeal**

This hearing was advertised in the Record Herald on 7/9.

On a Clapper/Thomas motion carried unanimously, the Supervisors accepted Mr. Dunkle's appeal to permit a new septic system to be installed on his property that encroaches into the 100' isolation distance from an existing well. This approval vote came with a condition that a document attached/recorded to the property states that the well is not suitable as a potable water source.

Once the Hearings were concluded, Chairman Clapper opened Privilege of the floor –

- Mr. Rob Ackerman from the Penn National Community Ass. Was present and had a few comments.

1. Questioned whether the golf cart crossings were going to be painted on Fairway Dr. South & West, Penn National Dr. and Old Course Rd. Don shared that our paving projects are complete and the line painting will be scheduled ASAP. Included in the line painting is the five (5) cart crossings. White Rock will be reimbursing the Township for the cost.
 2. Requested clarification on golf cart crossing signs located in the Township ROW. Don explained that these signs belong to White Rock as they are treated like hidden driveway, watch children, school bus stop ahead which may be placed by Township staff however are paid for privately.
 3. Read emails from PNCA members regarding various frustration that they have including, why **their** street gets chip and seal coated and another street gets paved. Don advised that, first off, all of the streets that we maintain are owned by the Township and not by any single or group of residents and that while the budget plays a significant role in what we can annually spend there is a science to the road maintenance and the chip and seal coat plays a very important role in extending the life of a road between ten(10) and fifteen (15) years.
 4. Inquired about Congressional Terrace. Don advised the analysis of the situation is ongoing with the engineers that advised the previous repair. As were the previous three attempts there is no guarantee with sink holes when working over karst topography. Congressional Terrace was adopted by the Township November 20, 1988.
- Mr. Triplett was once again present to explain how great his softball organization is and how awesome it would be for him and Norlo Park to work together because unlike any of the other tournament organizations that can't fill their tournaments his tournaments typically are filled within 7 days of advertising. He is requesting preferential access to the softball

complex over organizations that have had a relationship with the township for over 15 years.

- Mr. Lovelace was present to share his concern with the presence of a rock along Briar Lane that is directly across the street from his driveway and it appears it is not outside the road ROW. The rock he feels will prevent him from driving into his neighbor's yard in an emergent situation if he is pulling out of his driveway and someone is driving at an excessive speed down Briar Ln. Don advised that he has no right to drive into someone else's yard and that when one's driveway is below the crest of a hill extra caution is required when exiting the driveway and entering the roadway. Don advised that there are trees and rocks in the Township ROW all over the Township.

On a Clapper/Thomas motion carried unanimously, the Supervisors approved a request for a 60-day plan review extension request for the Clinton Burkholder Plan.

On a Clapper/Thomas motion carried unanimously, the Supervisors approved a plan review extension request for the Outdoor Contractor Plan, the request is to extend the review period until December 1, 2025.

On a Thomas/Clapper motion carried unanimously, the Supervisors approved a request from St. Thomas Township for Non-Emergency Fire Police assistance for Saturday, August 16, 2025 for the Make-a- Wish Franklin County Truck Convoy. It will be from 8:00 AM to 5:00 PM.

On a Clapper/Thomas motion carried unanimously, the Supervisors approved a request from Panattoni Development Company to accept a traffic analysis (distributed) in lieu of a traffic study. The analysis has been reviewed by our Planning Committee and it was agreed that their facility and projected traffic volume met what the expectations were for the area and the proposed roadway (Archer Dr.) were, which connects two interchanges.

Chairman Clapper shared a petition that was received from the Park Terrace community, drafted and circulated by Leanne Nevil, of which 15 people attached their name. (A copy was distributed to each Supervisor for review). The petition is requesting the Township Supervisors limit farm animals to properties that have a minimum of 5 acres. The Supervisors in consultation with their Solicitor will take no action on the requested regulations.

Chairman Clapper discussed a lease agreement for an ingress/egress to property being developed by Amerco/U-Haul on the west side of Ragged Edge Rd. South, beside the Library. (A copy was distributed to each Supervisor for review). On a Clapper/Thomas motion carried unanimously, the Supervisors approved the agreement.

Chairman Clapper shared a question from Marion Volunteer Fire Dept. wanting clarification on whether volunteer fire staff is covered under the volunteer Workers Compensation if they are riding along in an ambulance or assisting EMS. Don will get a statement from the Workers Comp. to clarify.

On a Thomas/Clapper motion carried unanimously, the Supervisors approved the paying of the bills.

Under Old Business –

- Chairman Clapper gave a reminder that the next and all future Supervisor Meetings will start at 6:00PM

Under New Business –

- Greg noted that the paving was complete, joint sealing to ensue and he will be scheduling the line painting ASAP.

There being no further business the meeting was adjourned at 8:29 p.m. on a Thomas/Clapper motion carried unanimously.

Shannon Malott, Secretary/Treasurer