

**Freedom Township Board of Supervisors
Regular Meeting
May 21, 2025**

Board of Supervisors

Matt Young, Chairperson
Paul Kellett, Vice-Chairperson
Brett Johnston

Township Officials

Zach Gulden, Manager
Linus Fenicle, Solicitor

Members of the Public Present

Ed Buchheit, Mary Buchheit, Jim Geleta, Seth Pritchett, & Joe Bowden

Call to Order

Chair Young called the Board of Supervisor's Meeting to order at 7:00 PM.

Public Comment

None

Approval of Minutes

Vice-Chair Kellett made a **MOTION** to approve the regular meeting minutes of April 16, 2025. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried unanimously (3-0).

Monthly Expenses

Vice-Chair Kellett made a **MOTION** to approve the bills for April in the amount of \$14,994.27 from the General Fund, \$2,083.33 from the Fire Tax Fund, and \$514.00 from the Escrow Account. The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

Manager & Road Reports

Mr. Gulden read the Manager's report. The Manager completed the following tasks in April:

- Misc. phone calls / emails / website updates.
- Submitted monthly solar meter reading.
- Monthly & quarterly employment tax reports and payments.
- Monthly reconciliation of all bank accounts.
- April Supervisor meeting minutes.
- Prepared and gathered 2023 & 2024 liquid fuels audit information. Audit was conducted on April 15th.

- Prepared for and attended the Planning Commission meeting on April 3rd. Also completed their meeting minutes.
- 2x bank deposits.
- 4x zoning permits:
 - 1x carport.
 - 1x shed.
 - 2x permit extensions.
- 1x zoning exemption form for roof mounted solar project.
- Submitted Act 205 state report.
- Reviewed special event permit application (baseball festival).
- Ordered PLGIT checks.
- Requested for code enforcement by county 911 on 4/24 for car into structure on Bullfrog Road.
- Changed auto pay for bills and deposits to new PLGIT accounts.

Mr. Gulden read the road report for April:

- Cleared fallen trees and limbs from roads and berms after rain and wind storms. Brush cutting, ditch cleaning and culvert cleaning. Trash pickup along roadways and cleanup at Township lot.
- Put up 2x 35 MPH speed limits signs and the flashing speed sign on Bigham Road.
- Kint came to perform the annual fire extinguisher check.
- Met with Jim Leshner from PennDOT to discuss potential road work and decided to wait until next year until we had enough money to possibly finish Boyle Road.
- Road mower and lawn mower maintenance and other misc. shop work.
- Return PA 1 calls.

Mike worked 128 hours, and Mr. Johnston had 1 hour.

Vice-Chair Kellett made a **MOTION** to approve the Road Report as submitted. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried unanimously (3-0).

EMS, Fire, & Police Reports

EMS

- Adams Regional EMS had 5 calls within the Township in April.

FIRE

- Mr. Buchheit read the fire report. The Greenmount Fire Department had 12 calls in the month of April.
- Type of calls:
 - 1 commercial fire alarm.

- 1 commercial fire.
- 1 request for fire police.
- 3 residential fires.
- 3 transfers.
- 1 brush/mountain fire.
- 1 MVA.
- 1 medical assistance.
- Location of calls:
 - 4 to Freedom Township.
 - 2 to Washington County, Maryland.
 - 1 to Highland Township.
 - 1 to Franklin Township.
 - 2 to Arentsville Borough.
 - 2 to Menallen Township.

POLICE

- Police Chief DeWitt read April's police report.
 - Hours Worked – 35
 - Patrol/Incident Hours – 29
 - Admin Hours – 8
 - Total Citations – 18
 - Traffic Warnings / FEC – 6
 - Total Arrest's – 0
 - Traffic Details – 0
 - Calls for Service - 21
 - Body camera footage over 60 days has been deleted.
 - Traffic Enforcement:
 - Emmitsburg Road – 5.5 hours
 - Bullfrog Road – 9.5 hours
 - Pumping Station Road – 1 hour

Old Business

None

New Business

- A. Liberty Township Police Department National Night Out donation request. The event is to be held on August 5, 2025, from 5-8 PM.**

Chair Young made a **MOTION** to table the item. The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0).

B. Final Subdivision Plan for Ronald Coleman.

Vice-Chair Kellett made a **MOTION** to **DENY** the plan for the following reasons:

1. The plan is not in conformance with Section 230-58 of the Freedom Township Zoning Ordinance, Gateway Corridor Overlay as it does not meet the terms of that Section.
2. The Plan violates Section 195-11 of the Subdivision and Land Development Ordinance (SALDO) as that Section requires a preliminary Subdivision Plan.
3. The Plan violates Section 195.14.A.2. of the SALDO as plan sheets cannot be greater than 18" x 24".
4. The Plan violates Section 195.14.B.9. of the SALDO as the scale must be 1" = 1,000'.
5. The plan violates certain provisions of the SALDO as set forth in the letter from KPI under the date of March 13, 2025. Specifically, there are comments 3-11 under the SALDO comments. They include:
 3. The bearings and distances for the entire tract boundary need to be shown on the plan (195-12.B.10).
 4. It is recommended that a monument be set at a common lot line (preferably at the street right-of-way line). (195-12.B.18).
 5. The developer should verify the proper setbacks and revise the plan accordingly. (195.12.B.22).
 6. A copy of the wetland delineation report should be provided to the Township for review. (195-12.B.32).
 7. Sewage facilities planning approval is required. (195-12.C.1).
 8. An executed owner's acknowledgment is required. (195-14.B.28).
 9. A note should be placed on the plan that states prior to the issuance of a building permit an approved erosion & sedimentation control plan is required. (195-14.C.8).
 10. A clear sight triangle needs to be shown for the proposed driveway; also, the available and required sight distances need to be shown. (195-19.E.2).
 11. A minimum of one planting unit is required for each new lot. (195-45.C.3.a).

The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

C. Discussion of potential zoning ordinance updates.

Mr. Gulden stated that he has been in conversation with Dominic Picarelli from KPI Technology over the past few months regarding several updates needed to the Zoning Ordinance. Items included:

- Adding data center, short term rental, and mega-warehouses uses and regulations.
- Adding the definition of "snipe sign" and add it as a prohibited sign. Also, adding signs erected on private or public property without the permission of the property owner as prohibited.
- Updating the Gateway Corridor Overlay provisions.
- Adding minimum lot widths to various zoning districts.
- Granting longer than 12 months to rebuild a house after fire, etc.

- Increasing setbacks for agricultural structures equal to their height.

The Board requested samples of the proposals.

D. Consider approval of Resolution 2025-08, authorizing the grant application in the amount of \$30,000.00 from the People, Parks, & Community Foundation for Phase 2 of the Park.

Vice-Chair Kellett made a **MOTION** to approve Resolution 2025-08. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried (2-1). Chair Young voted nay.

Other Business

None

Public Comment

Mr. Pritchett thanked the Board for adding the electronic speed sign to Bigham Road.

Adjournment

There being no further business, Chair Young made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0). Chair Young adjourned the meeting at 7:30 PM.