

**Freedom Township Board of Supervisors
Regular Meeting
October 15, 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

Mary Buchheit, Ed Buchheit, Jim Geleta, Pat Kint, & Bob Sharrah

Call to Order

Chair Young called the Board of Supervisor's Meeting to order at 7:02 PM and announced that the Board of Supervisors held an executive session before the public hearing regarding personnel matters.

Public Comment

None

Approval of Minutes

Vice-Chair Kellett made a **MOTION** to approve the regular meeting minutes of September 17, 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 September in the amount of \$25,047.33 from the General Fund and \$2,083.33 from the Fire Tax Fund and a transfer of \$9,000.00 from the General Fund to the Fire Tax Fund. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried unanimously (3-0).

Manager & Road Reports

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

- Misc. phone calls, emails, & website updates.
- Submitted monthly solar meter reading.
- Monthly employment tax reports and payments.
- Monthly reconciliation of all bank accounts.

- September's Supervisor's meeting minutes.
- Multiple bank deposits.
- 3x zoning exemption letters.
- Prepared planning commission packets & delivered.
- Received code supplements and started updating code books.
- Completed state form 706B volunteer's fire relief audit.
- Worked on 2026 budget.
- Uploaded 2024 financial data to auditor.
- 1x well permit application.

Mr. Gulden read the road report for September:

- Road mowing, weed trimming, brush cutting, brush cutting, and leaf clearing along roadways.
- Trash pickup including a mattress and bed frames that were dumped along Middle Creek Road.
- Cleared fallen trees from Natural Dam and Dawn Roads.
- Mowing, trimming, and limb pick up at Township lot.
- Bartlett Tree Service took down a big dead tree on Natural Dam Road directly across from Kim Beckett's property. It was a potential danger as it could have fallen into her driveway, taking power lines down with it.
- Misc. shop work – cut up mattress and bed frame to fit in dumpster, road mower maintenance, vacuum truck, etc.
- Return PA 1 call requests.

Mike worked 126 hours.

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 did not submit the report for September.

FIRE

- Mr. Geleta read the fire report. The Greenmount Fire Department had 12 calls in the month of September.
- Type of calls:
 - 1x inside gas leak
 - 1x medical assistance
 - 1x transfer
 - 1x commercial fire alarm

- 1x multiple residence fire
- 3x residential structure fires
- 2 barn fires
- 2 large vehicle fires
- Location of calls:
 - 5 to Freedom Township.
 - 1 to Frederick County, MD.
 - 1 to Cumberland Township.
 - 1 to Straban Township.
 - 1 to Mount Joy Township.
 - 3 to Gettysburg Borough.

POLICE

- Chief DeWitt read August's police report.
 - Hours Worked – 35
 - Calls for service – 18
 - Traffic stops 23
 - Citations 23
 - Faulty equipment / warn – 5
 - Community events – 0
 - Traffic details - 8
 - Body camera footage over 60 days has been deleted.
 - Traffic Enforcement:
 - Emmitsburg Road – 13 hours
 - Bullfrog Road – 8 hours
 - Boyle Road – 2 hours
 - Pumping Station Road – 0 hours

Old Business

A. Proposed stormwater ordinance amendment.

Mr. Gulden stated that Mr. Fenicle put the text provided by KPI Technology into ordinance form, and he requested the Board review it before advertising for adoption.

Vice-Chair Kellett made a **MOTION** to approve the advertisement of the stormwater amendment as submitted for adoption at November's meeting. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried unanimously (3-0).

New Business

A. Preliminary / Final Subdivision Re-Combination Plan for Timothy P. Shields, Tamera R. Shields, & Futurestake, Inc. Properties.

Mr. Gulden stated KPI Technology provided a review memo dated August 4, 2025, outlining the following plan comments:

1. The site data table appears to be incorrect with regards to proposed density (230-23.A.).
2. The site data table should be updated to include impervious coverage requirement (230-23.B.2.) and height regulations (230-23.D.).
3. The Township Zoning Officer should determine if the plan meets the intents of the Gateway Corridor Overlay (230-58).
4. The address of the subdivider needs to be placed on the plan (195-12.B.2.).
5. The bearings and distances for each of the three existing lots need to be shown on the plan (195-12.B.10). It is recommended that an existing conditions sheet be added to the plan set to show this (195-12.B.11.).
6. Lot numbers need to be added to the plan to show what portion of the existing lots are being subdivided (195-12.B.20).
7. A copy of the wetland delineation report should be provided to the Township for review (195-12.B.32).
8. Sewage facilities planning approval is required (195-12.C.11).
9. A letter from Met-Ed that states any conditions with the use of land; including, but not limited to any associated right-of-ways and setbacks (195-12.C.9).
10. An environmental assessment needs to be conducted because the plan proposes to cross a wetland (195-12.C.11).
11. An executed owner's acknowledgement is required for all three current land owners (195-14.B.28).
12. A clear sight triangle needs to be shown for the proposed driveways; also, the available and required sight distances need to be shown (195-19.E.2.).
13. Dedication of land or payment of fees are required as implemented in the Township Recreation Plan (195-38.A.).
14. A minimum of one planting unit is required for each new lot (195-45.C.3.A.).
15. Adams County Office of Planning and Development comments should be received, reviewed, and considered.
16. Has consideration been given to subdivide off a portion of the property to the north of Pumping Station Road that encompasses the Sarah W. Gue property? If this is not an option, then a right-of-way or easement with an access agreement will need to be executed for this portion of the existing driveway.

Mr. Gulden stated the Township received County Planning Department comments on August 26, 2025.

Mr. Gulden stated that he reviewed the plan, and it does not comply with the Gateway Corridor Overlay requirements.

Mr. Gulden stated that the Township's Planning Commission unanimously recommended denial of the plan at their meeting on October 2, 2025, based on the County, KPI Technology, & Township Zoning Officer comments. He stated the applicant, nor their representative were present at the meeting.

Mr. Sharrah was present representing the applicant. He stated they disagreed with KPI Technology's comments 7, 10, and 16. The Board agreed that comments 7 & 10 were not applicable at this time, and they did not have the authority to issue comment 16.

Mr. Sharrah also disagreed with comment number 13 regarding the payment of park/rec fees. Mr. Gulden stated that the solicitor, KPI Technology, and himself agreed that fees are owed on 4x lots – due to a previous subdivision of the property and current subdivision, because they occurred after adoption of the park/rec ordinance in 2018.

Mr. Sharrah provided the board with a letter waiving the 90-day review period and requested an extension of the review period until November 21, 2025, so he has a chance to update the plan based on noted comments.

Vice-Chair Kellett made a **MOTION** to approve an extension request for the Preliminary / Final Subdivision Re-Combination Plan for Timothy P. Shields, Tamera R. Shields, & Futurestake, Inc. Properties until November 21, 2025. The **MOTION** was **SECONDED** by Mr. Johnston. The motion carried unanimously (3-0).

B. Consider approval of Ordinance 2025-03, zoning text amendment to amend various sections of the Zoning Ordinance.

Mr. Gulden stated that the advertisement for the hearing and adoption of the ordinance was placed in the Gettysburg Times on September 30, 2025 and October 7, 2025.

Mr. Gulden stated the Adams County Planning Department provided comments on the amendment on September 26, 2025, which were in the Board's packet.

Mr. Gulden stated that the proposed ordinance was reviewed by the Township Planning Commission on October 2, 2025, and they unanimously recommended approval of the amendment with the following comments:

1. Section 230-58. Recommends any trees be located outside of the right-of-way.
2. Section 230-62A.4. Recommends adding a shrub planning requirement.
3. Section 230-62B. Recommends requiring training a minimum of every two years. An annual fire safety inspection process should be conducted by a third-party contractor.
4. Section 230-62C. Recommends the bond being updated every 5 years. The agreement should be provided before the c/o is issued.
5. Section 230-62F. Recommends updating the spelling error.

Mr. Gulden stated that the mandatory public hearing was held before today's regular meeting; therefore, the ordinance is ready for adoption.

Vice-Chair Kellett made a **MOTION** to approve Ordinance 2025-03. The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

C. Consider approval of an advertisement of the 2026-2029 trash/recycling request for proposals.

Vice-Chair Kellett made a **MOTION** to approve an advertisement of the 2026-2029 trash/recycling request for proposals. The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

D. Consider approval of a stormwater operations and maintenance agreement for 1625 Pumping Station Road.

Vice-Chair Kellett made a **MOTION** to approve a stormwater operations and maintenance agreement for 1625 Pumping Station Road. The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

E. 2026 budget discussion.

Mr. Gulden gave his 2026 budget presentation.

The Board requested a decrease in the Adams County Emergency Medical Services' new building donation from \$5,000.00 to \$2,500.00.

The Board agreed to implement a \$5.00 Local Services Tax in 2026.

Vice-Chair Kellett made a **MOTION** to advertise the proposed adoption of a \$5.00 Local Services Tax in 2026. The **MOTION** was **SECONDED** by Chair Young. The motion carried unanimously (3-0).

Other Business

None

Public Comment

None

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 7:56 PM.