

**Mount Joy Township Supervisors’  
Regular Meeting  
July 20, 2017**

**Meeting Minutes**

**Present:** John Gormont, Chairman; David Updyke, Vice-Chair; Dennis Bowman; Gil Clark; Bradley Trostle; Susan Smith, Solicitor; Jeanne Gormont, Office Assistant

**Absent:** Sheri Moyer, Secretary

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, Pennsylvania.

**Call to Order:** John Gormont, presiding.

**Starting Time:** 7:00 p.m.

**Pledge of Allegiance**

**Public Comments:** None.

**Approval of Minutes:**

- Supervisors’ Regular Meeting Minutes, June 15, 2017: Mr. Updyke moved, seconded by Mr. Bowman, to accept Minutes as presented. Motion carried unanimously.
- Supervisors’ Workshop Meeting Minutes, July 6, 2017: Mr. Updyke moved, seconded by Mr. Bowman, to accept Minutes as presented. Motion carried. Mr. Bowman abstained as he was not present at the meeting.

**Chairman’s Comments:** None.

**Solicitor’s Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously

**Persons Requesting Time on Agenda:** (15 minutes per person) None.

**Announcements:** None.

**Treasurer’s Reports:**

- Approval of Monthly Finance Report: Mr. Bowman moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously
- Approval of Bills Paid Report: Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously

**Road Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously

**Subdivision and Land Dev.:**

- Nancy-Lee H. Coombs – Preliminary/Final Minor Subdivision Plan: Mr. Baugher from Hanover Land Services said this property lies within three townships. He indicated that he has received comments from all

three townships. They are waiting on the NPDES permit comments from DEP. Mr. Baugher is requesting a 90 day extension which he will provide to Ms. Hare tomorrow. The Board accepted the 90 days extension. .

- David and Matthew Kehr – Preliminary/Final Land Development Plan: Mr. Bowman moved, seconded by Mr. Clark to conditionally approve the plan based on the satisfaction of all the comments of Wm. F. Hill and Associates letter dated June 23, 2017 and all the comments of Ms. Hare's review letter dated June 22, 2017, and payment of administrative fees. Motion carried unanimously.

- Herrick Building & Excavating, Inc. – Revised Final Minor Land Development Plan: Mr. Erb said he received comments from the Engineer and the Zoning Officer/Code Enforcement Officer regarding the revised minor plan. Mr. Vranich said this plan is a revision to a land development plan from 2012. In 2012 Mr. Herrick got relief from the buffer setback 30', reducing it to 15'. Mr. Vranich said that the use was granted with conditions. Mr. Vranich said there are some zoning issues that he feels needs to be addressed. Mr. Erb said Mr. Frey would like the plan reviewed under the amended ordinance and not the current ordinance. Mr. Erb suggested that the developer grant a 60 day extension to address the comments and to allow Mr. Frey and Ms. Smith to discuss the legal issue regarding the ordinance. Mr. Gormont said this property was developed and variances were granted through a zoning hearing. He indicated that the Board cannot change the decision of the Zoning Hearing Board. Mr. Erb said that was another legal issue to be discussed by Mr. Frey and Ms. Smith. The Board accepted the 60 days extension.

**Engineering Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously

**Zoning Officer/Code Enforcement Officer's Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously

**Building Inspections:**

- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

- **UCC Quarterly Report:** Mr. Gormont said this is the report Land and Sea Services submits to the State for all permits issued during the period of April through June.

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	3	23
2. Barlow Fire Company	4	32
3. Gettysburg Fire Company	2	24
4. United Hook & Ladder No. 33-3	0	3

Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously

2<sup>nd</sup> quarter financial statements from Barlow, Gettysburg Fire Company and United Hook & Ladder #33-3: Mr. Updyke moved, seconded by Mr. Bowman, to accept the financial reports.

Mr. Updyke moved, seconded by Mr. Clark, to approve the 2<sup>nd</sup> quarter distribution payments to Barlow, Gettysburg, and United Hook & Ladder #33-3. Motion carried unanimously.

**Open Records Officer Report:**

- Barrie Rogers – Construction Journal requesting the seal coat bid award information - Granted

**Correspondence:**

- Letter dated June 27, 2017 from Rabbittransit requesting a donation
- Letter of Credit dated July 14, 2017 from ACNB Bank extending the expiration date for Klein Building Group, Inc.
- Red Rock Municipal Authority Annual Report dated December 31, 2016

**Committee/Board Reports:**

- Personnel (B. Trostle, D. Updyke): No report
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: Mr. Bowman moved, seconded by Mr. Clark, to accept the July report as presented. Motion carried unanimously.
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): No report
- Public Safety (G. Clark): No report

**Business**

- Holiday Inn Express financial security adjustment: Mr. Vranich said he has no issue with the reduction amount of \$29,441.50. Mr. Bowman moved, seconded by Mr. Updyke, to reduce the financial security \$29,441.50 from \$293,306.75 to \$263,865.25. Motion carried unanimously.

- Glenn & Lori Martin, 145 Sachs Road – Abandoned well issue: Mr. Gormont said this property had a well drilled on it but it has not been put into service. Same issue as the people on Long Road. Mr. and Mrs. Martin were sent a letter and before the Board is their response. Ms. Smith said a letter went out to another resident rejecting their offer to pump the well every two weeks. Mr. Vranich said it is not so much that the well is being pumped on a regular basis it is more to determine if the well was constructed properly. Mr. Trostle said that he thinks they should be contacted and told they need to close the well as per the current ordinance. Mr. Vranich said that they could add language that if they can provide documentation on how the well was constructed and was it constructed/drilled as per the ordinance. Mr. Gormont said we have to be careful here because we already have told individuals that they had to close the wells on their properties. Mr. Clark moved, seconded by Mr. Bowman that we request the Martin's to provide the Township with appropriate documentation before the Board makes a decision on this. Ayes – Mr. Clark; Mr. Bowman; Nays – Mr. Gormont, Mr. Trostle; Mr. Updyke. Motion denied.

Mr. Updyke moved, seconded by Mr. Trostle to send a letter advising them to close the well per the ordinance. Ayes - Mr. Gormont, Mr. Trostle, Mr. Updyke; Nays – Mr. Bowman; Mr. Clark. Motion carried.

- International Truck – Bids: The Township received four (4) bid(s) in response to the advertisement for sale of the International Truck. The bid(s) were received by the Township on July 20, 2017 prior to the 3:00 p.m. deadline. The bid(s) remained sealed and were opened at 8:15 p.m. during the Board of Supervisors' regular meeting.

Company	Amount	Meet Requirements
M. Edward Werdebaugh	\$4,150.00	Yes

5 Dague Road Littlestown, PA 17340		
Olinger's Paving LLC Attn: Dan Olinger 280 Hickory Road Littlestown, PA 17340	\$6,789.01	Yes
R. Glenn Snyder 209 California Road Littlestown, PA 17340	\$5,150.00	Yes
Lee & Leonard Bowers Farm 5789 Bowers Road Taneytown, MD 21787	\$10,666.00	Yes

Mr. Updyke moved, seconded by Mr. Bowman to accept the bid from Lee & Leonard Bowers Farm in the amount of \$10,666.00 for the purchase of the 1998 International Truck. Motion carried unanimously.

- Draft Cellular Telecommunications Franchise Agreement: Ms. Smith said that this draft agreement is before the Board for review. She walked them through the document and requested they review it in its entirety so they can discuss it at the August 17, 2017 meeting.
- Proposed SALDO Amendments: Ms. Smith walked the Board through the document and asked that they review it and that they hold the workshop meeting following the public hearing. The Board will need to schedule a public hearing to schedule a date to hold a public hearing on the SALDO amendments.
- Proposed Zoning Ordinance: Ms. Smith said as required by the MPC it has been published, distributed to the County Planning & Development and the Township Planning Commission for their review. A copy of the draft has also been placed in the County Law Library, Ms. Smith said she did not expect to receive comments from the County until prior to the August 3<sup>rd</sup> public hearing.

**Other Business (not on the agenda):**

- Mr. Gormont said we need to set the date for the seven year review for the consolidated Agricultural Security Area. Ms. Smith said that since some properties were listed as being reviewed this year that we should conduct a seven year review this year for all properties. The Board set the public hearing date for the ASA 7 year review to be held at the November regular meeting.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:40 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary