

**Mount Joy Township  
Supervisors' Regular Meeting, Public Hearing  
September 21, 2017**

**Meeting Minutes**

**Present:** John Gormont, Chairman; David Updyke, Vice-Chair; Dennis Bowman; Gil Clark; Bradley Trostle; Susan Smith, Solicitor; 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, PA 17325.

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

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

**Pledge of Allegiance:**

**Public Comment:** Sindy Jennings regarding the proposed zoning of Open Countryside to allow for small business within the district. She asked the Board to allow the small businesses as a Conditional Use.

Koren Lipsett regarding the proposed zoning ordinance. She said one of the purpose statements is "to provide for the economic development and employment opportunities." She feels the zoning ordinance is stripping away the opportunities for those residents within the Open Countryside zoning district.

**PUBLIC HEARING**

**Call to Order:** Public Hearing Meeting, duly advertised, opened at 7:07 p.m.  
Chairman, John Gormont presiding.

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA, CHAPTER 86, SUBDIVISION AND LAND DEVELOPMENT, TO MINIMIZE CONFLICTS IN DEFINITIONS, STANDARDS AND REQUIREMENTS SET FORTH IN THE 2017 ZONING ORDINANCE**

**Public Comments:** None.

**Adjournment:** Closed Public Hearing: 7:09 p.m.

Supervisors' Regular Mtg. Reconvened at 7:09 p.m.

**Board Action regarding Amending Chapter 86, Subdivision and Land Development Ordinance:**  
Mr. Clark moved, seconded by Mr. Bowman, to table this until action is taken on the Zoning Ordinance. Motion carried unanimously.

**Public Comments:** None.

**Approval of Minutes:**

- Supervisors' Regular Meeting Minutes, August 17, 2017: Mr. Bowman moved, seconded by Mr. Updyke, to accept Minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, September 7, 2017: Mr. Bowman moved, seconded by Mr. Updyke, to accept Minutes as presented. Motion carried unanimously.

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

**Road Report:** Mr. Updyke moved, seconded by Mr. Clark, to accept the report for August. Motion carried unanimously.

**Subdivision and Land Dev.:**

- Nancy-Lee H. Coombs – Preliminary/Final Minor Subdivision Plan: Mr. Vranich said is on Roberts Road. Ms. Coombs is looking to subdivide a lot that touches Germany and Mt. Pleasant Townships. They also did a stormwater management plan for the house as well. Both Mr. Vranich and Ms. Hare reviewed the plan. Ms. Hare's comment was that there was a previous plan where two parcels were to be combined a re-combination deed has not be filed yet so her comment is that as part of the plan that re-combination deed has to been filed. Mr. Vranich said that one of their comments was that they have to place pins in the creek and are asking for a modification from that. He said that he would recommend conditionally approving the plan pending the approvals from Germany and Mt. Pleasant Townships.

Modification from SALDO §86.24.A(1): The ordinance dictates that markers be placed at all lot corners, including those corners within or near Alloway Creek. Mr. Bowman moved, seconded by Mr. Updyke to grant the modification to eliminate the markers in Alloway creek. Motion carried unanimously.

Mr. Bowman moved, seconded by Mr. Clark, to conditionally approve pending satisfactory completion of Ms. Hare's review letter dated September 8, 2017, Wm. F. Hill and Associates letter dated September 8, 2017, as well as approval and signatures from the adjacent townships, and payment of administrative fees. Motion carried unanimously.

- Herrick Building & Excavating, Inc. – Revised Final Minor Land Development Plan: The Board said that they do not have the authority to change conditions placed on the decision by the Zoning Hearing Board. Following discussion the Board accepted a 120 day extension to allow Mr. Herrick to go before the Zoning Hearing Board contingent upon receiving a written letter provided to the Township.

**Engineering Report:** Mr. Updyke moved, seconded by Mr. Trostle, 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.

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

**Open Records Officer Report:**

- Melanie Socash – AllOne Health - requesting the existing contract for an Employee Assistance Program or the former contract – denied
- Larry Hartlaub – requesting a copy of the meeting between the company that is planning a solar panel farm and the supervisors – denied
- Janet Rodier – Inspect original and modified landscape plans for the Links - granted

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	3	30
2. Barlow Fire Company	5	44
3. Gettysburg Fire Company	2	29
4. United Hook & Ladder No. 33-3	2	6

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

**Correspondence:**

- Email dated September 5, 2017 from James D. Fox regarding Gettysburg Fire Department Open House on October 1, 2017
- Letter dated September 5, 2017 from Adams County Association of Township Officials regarding the 100<sup>th</sup> Annual Convention on November 8, 2017
- Letter dated September 5, 2017 from Heritage Festival in Motion inviting everyone to the 2017 Heritage Festival Kids Bicycle Parade on September 17, 2017 at Gettysburg Rec Park
- Letter dated September 5, 2017 from Living Branches Foundation thanking the Township for their donation in memory of Doris Schroeder
- Letter dated September 18, 2017 from New Enterprise Stone & Lime Co. regarding roadwork on Rte. 97
- Letter dated September 2017 from PennDOT regarding liquid fuels allocation for 2018
- Letter dated September 19, 2017 from Healthy Adams Bicycle/Pedestrian, Inc. regarding bike ride for Saturday, September 23, 2017

- Plans from Dept. of Transportation regarding drawings for construction on Route 97

### **Committee/Board Reports:**

- Personnel (B. Trostle, D. Updyke): No report
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: Mr. Updyke moved, seconded by Mr. Clark, to accept the Planning Commission report for September. Motion carried unanimously.
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): Mr. Gormont said that all the base repair work has been completed. The only thing left is to crack seal around the edges.
- Public Safety (G. Clark): Mr. Clark said he attended a meeting regarding the possible merging of Barlow and Gettysburg Fire Cos. The consensus is to form an umbrella corporation to manage both companies. There would be a Board of Directors consisting of 9 individuals. Three from each fire company and 3 members of the public. The goal is by operating separately but under the one board of directors that things will begin to merge into a common whole. There were representatives from both fire companies who were very positive about the decision.

### **Business**

- Draft Amendment to UCC Ordinance No. 2015-04: Ms. Smith said this is dealing with the issue as a decision of the court. The UCC specifically provides for the International Building Code of 2015. The current ordinance reads "the Township adopts the Uniform Construction Code, as amended from time to time as the building code of the Township." This cannot lawfully be done today. As changes are made to the International Building Code the Township will need to adopt that set of regulations. Mr. Bowman moved, seconded by Mr. Updyke to schedule the public hearing for the regular meeting, October 19, 2017, at 7:05 p.m.
- Safety Issue – Heritage Drive: Mr. Gormont read the email that was received by himself and Mr. Updyke. It was written by Catherine Lanahan regarding people making a left hand turn from White Road onto Heritage Drive. Mr. Vranich said that PennDOT publication 212 spells out the requirements for multi-stop signs.
- Bike Tours – Draft Agreement: Mr. Clark moved, seconded by Mr. Trostle, to adopt the Agreement as an administrative function authorizing the Chairman to sign them. Motion carried unanimously.

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

- Intersection Church Conditional Use Extension Request: Mr. Gormont read a letter written by Mr. Sharrah and was received this afternoon regarding an extension request. Mr. Trostle moved, seconded by Mr. Bowman to approve the extension request due date to October 2, 2017 for plan submittal. Motion carried unanimously.

### **Executive Session:** Start: 8:37 p.m.

Topic: Herrick litigation. The proceeding before the MDJ enforcement action relating to construction and materials.

Meeting Reconvened: 8:47 p.m.

Mr. Bowman moved, seconded by Mr. Trostle for Ms. Smith to proceed with the proceeding as discussed in the Executive Session. Motion carried unanimously.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Clark to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:49 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary