

**Mount Joy Township  
Supervisors' Workshop Meeting & Public Hearing Meeting  
October 2, 2014**

**Meeting Minutes**

**Present:** Supervisors - John Gormont, Chairman, David Updyke Vice-Chair, Gil Clark, Dennis Bowman, Bradley Trostle, Solicitor - Susan Smith; Secretary – Sheri Moyer

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.

**PUBLIC HEARING**

**Call to Order:** Public Hearing Meeting, duly advertised, opened at 7:00 p.m.  
Chairman, John Gormont presiding.

**PROPOSAL FOR THE INCLUSION IN THE MOUNT JOY TOWNSHIP  
AGRICULTURAL SECURITY AREA OF:**

Gregory W. McGrew, 1582 Barlow Two Taverns Road, Gettysburg, PA 17325; 30G16-0008;  
108.88 acres

Christopher D. Jeffcoat, 111 Harney Road, Littlestown, PA 17340; 30G18-0038; 71.69 acres

**Public Comments:** Ken Weber property owner adjoining to Christopher Jeffcoat's property. Concerned as to what impact this may have on his property. Ms. Smith explained that the ASA law was created to provide property owners to have a formal designation of the property as suitable to agricultural uses. Once accepted into program, and the property owner desires to place the property into permanent conservation easement for agriculture, under the County's program their property must be designated as Agricultural Security Area first. The designation does not give them any other rights as to agricultural nor do they receive any tax relief.

Mr. Gormont read three review letters received by the Board from the Township's Agricultural Security Area Committee, Planning Commission and the Adams County Office of Planning and Development. All three entities recommended acceptance of the proposals.

The Board found that both properties are currently being used agricultural. Mr. Trostle stated that his understanding is that both properties consist of land that is appropriate for agricultural use. The Board members had no observation to the contrary.

**Board Action Regarding Proposals for the Inclusion in the Mount Joy Agricultural Security Area:**

Mr. Bowman moved, seconded by Mr. Updyke to accept the Agricultural Security Area application of Gregory W. McGrew, 1582 Barlow Two Taverns Road, Gettysburg, PA 17325; 30G16-0008; 108.88 acres. Motion carried unanimously.

Mr. Trostle indicated that he had the same observations of Mr. Jeffcoat's property as far as is currently being used for agriculture and that the land is appropriate for agricultural use. The Board members had no observation to the contrary.

Mr. Bowman moved, seconded by Mr. Updyke to accept the Agricultural Security Area application of Christopher D. Jeffcoat, 111 Harney Road, Littlestown, PA 17340; 30G18-0038; 71.69 acres. Motion carried unanimously.

Mr. Updyke motioned, seconded by Mr. Bowman to close the public hearing. Motion carried unanimously.

**Adjournment:** Closed Public Hearing: 7:10 p.m.

Supervisors' Wkshp Mtg. Reconvened at 7:11 p.m.

**Public Comments:** Bob Gitt regarding the status of the drainage problem off of 97 and Plunkert Road. A meeting will be scheduled with the Roadmaster and the Township Engineer to meet at the property next week.

Rick Klein, Links at Gettysburg regarding status of revisions to the Well Ordinance.

**Business:**

- **Building Inspection Issue:** Prior to the current Board, the Township opted out of building permits. With this process the Township has no knowledge, accountability or control of building permits because building permits are handled by the third party inspectors. The question that came up is this something the Township wants to continue or look into opting in so that the Township has some control and management over building permits. Mr. Clark stated that he believes we need to look into this. We need to look into how do we proceed, internally, 3<sup>rd</sup> party and what are the costs? Mr. Gormont stated that he believes if we bring in a 3<sup>rd</sup> party all their fees would be covered under the inspection fees. There should be minimal cost to the Township for internally tracking of the permits/inspections. Discussion to be continued at the October 16, 2014 regular meeting.
- **Fire and Emergency Services Agreements:** Mr. Gormont stated that the Township received the signed Fire and Emergency Medical Services Agreement between Mount Joy Township and Gettysburg Fire Company. Mr. Updyke moved, seconded by Mr. Clark to approve and sign the Fire and Emergency Medical Services Agreement effective January 1, 2015. Motion carried unanimously.
- **Barlow Fire Company:** The Board administratively decided that the deadline for Barlow to submit their signed agreement will be October 16, 2014 and if no agreement is received by the deadline the Township will move forward to provide the coverage based upon the agreements that we have. Mr. Clark is to notify Mr. Brown, President Barlow Fire Company of the deadline.

- Volunteer Fire Relief Disbursement: Mr. Gormont said that the Township received this year's Volunteer Fire Relief disbursement in the amount of \$31,742.86. These funds will be disbursed to the fire companies as follows: Barlow Fire Company will receive \$11,586.14; Gettysburg will receive \$7,618.29; Bonneauville will receive \$4,523.36; and Alpha (Littlestown) will receive \$8,015.07. Mr. Bowman moved, seconded by Mr. Clark, to approve the disbursement of the Volunteer Fire Relief funds. Motion carried unanimously.
  
- Wm. F. Hill Financial Security Estimate for Garrison Falls Phase IIC: The Board of Supervisors acknowledge receipt of and approve the financial security estimate in the amount of \$122,917.60 for The Links of Gettysburg Garrison Falls Phase IIC provided by Mr. Vranich dated September 19, 2014. At the September 18, 2014 meeting it was agreed by the Board, at the request to handle this between meetings, once the estimate was confirmed by the Township Engineer each Board member was asked individually if they agreed to accept the estimate and individually the Board members indicated they would accept it. Based on that the Township expressed to the applicant that his estimate had been accepted. Mr. Updyke moved, seconded by Mr. Clark, to reaffirm the vote on Garrison Falls Phase IIC security estimate as presented by Wm. F. Hill. Motion carried unanimously.
  
- Links of Gettysburg Garrison Falls Phase IIC: At the request of the applicant to handle this between meetings, once the estimate was confirmed by the Township Engineer and accepted by the Board, Howard Bank issued to the Township an Irrevocable Letter of Credit for The Links of Gettysburg Garrison Falls Phase IIC dated September 23, 2014 in the amount of \$122,917.60 with an expiration date of September 23, 2015. Each Board member was individually polled to see if they agreed to accept the Letter of Credit as provided by Howard Bank. Individually the Board members indicated they would accept it. Mr. Bowman moved, seconded by Mr. Clark, to reaffirm the acceptance of the Letter of Credit issued by Howard Bank with an expiration date of September 23, 2015 for Garrison Falls Phase IIC. Motion carried unanimously.
  
- Links of Gettysburg Garrison Falls Phase IIC – Stormwater Basin Revision: Mr. Gormont read a review letter received from the Township Engineer. The Township Engineer is recommending that the Board consider approval of the field modification to the approved Land Development Plan with the following conditions:
  1. A hard (paper) copy of the retaining wall plan and supporting documentation must be provided to the Township immediately.
  2. A Zoning Permit must be applied for due to the height of the proposed retaining wall. Retaining walls over four feet high require Zoning Permit approval.
  3. The developer must provide a certified as-built survey of the basin following construction of the retaining wall. This as-built survey must be based on field survey and will be used to confirm that the design volumes of the basin have been met with the retaining wall construction. The as-built survey must be provided within 30 days of completion of the retaining wall.

Ms. Smith separately noted that the construction of the retaining wall will require a building permit which is a separate requirement of the applicant. Mr. Bowman moved, seconded by Mr. Clark to accept the field change with these conditions as per Wm. F. Hill letter dated September 30, 2014. Motion carried unanimously.

- **Links of Gettysburg/Fryer Tract Speed Study:** Ms. Smith stated that the State initially thought a speed study was mandated. The individual misunderstood the regulations because the State is divided up in various districts. Each district has their own philosophy as to what studies are mandated. The district that the Township is in is not in that absolute mandate category. Ms. Smith stated that the comment from the Township Engineer who was unable to attend the meeting was that, “the benefit of the speed study is that it ensures that the entrances and other site improvements are designed at the speed at which the vehicles are traveling which may or may not be at the posted speed limit.” The Traffic Engineer said that they are looking at safe design the State is not requiring it, it is at the discretion of the Board. The County’s comment was that the Township should do the speed study because it affects the design not the posted speed limit. The Board would like some input from the Township’s Traffic Engineer as to whether we should have a speed study conducted. Ms. Smith will contact the Traffic Engineer to obtain his comments to present at the next meeting.
- **Acknowledgement of Plotica extension letter:** The Board of Supervisors acknowledge receipt of the extension time period to December 31, 2014. Mr. Clark moved, seconded by Mr. Updyke, to accept the extension request. Motion carried unanimously.
- **Personnel Issues:** The Personnel Committee were approached by the Roadmaster who was advocating on his own behalf that he felt that he was as capable as his predecessor. They would like to give the Roadmaster an increase of \$1.00 which would make his hourly rate \$17.50. Mr. Trostle moved, seconded by Mr. Bowman, to give the Roadmaster an increase of \$1.00 which would make his hourly rate \$17.50. A modification to the motion to read “and be effective this pay period which began on September 25, 2014. Mr. Updyke moved, seconded by Mr. Clark to approve the modification to the original motion. Motion carried unanimously.

**Correspondence:**

- Letter from Littlestown Area Senior Center dated September 2014 re: Donation

**Executive Session:** Start: 8:08 p.m.

Topic: Ramsburg ACRE – litigation  
 Adams Associates appeal to Commonwealth Court  
 Herrick Septic & Excavating – DEP enforcement action

**Meeting Reconvened:** 8:27 p.m.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Trostle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:39 p.m.

Respectfully Submitted,

Sheri L. Moyer  
 Secretary