

**Mount Joy Township  
Supervisors' Regular Meeting  
September 15, 2016  
Meeting Minutes**

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

**Absent:** Bradley Trostle; 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, August 18, 2016. Mr. Updyke moved, seconded by Mr. Clark, to accept the minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, September 1, 2016. Mr. Updyke moved, seconded by Mr. Clark, to accept the minutes as presented. Motion carried unanimously.

**Chairman's Comments:** None.

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

**Persons Requesting Time on Agenda:** 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. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

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

**Subdivision and Land Dev.:** Ethel Angell Minor Final Subdivision Plan: Mr. Vranich said this subdivision is a lot addition and is a minor subdivision plan. The Board cannot take action on the plan as County comments have not been received. Mr. Sharrah said this is an old subdivision plan from 1976 which has a note. Mr. Hubbard the adjoining neighbor wants to buy this lot from Ms. Angell and his counsel said he cannot because of

the note on the plan. Ms. Smith said there is a note attached to the plan. She does not know if it was volunteered that the owner put the note on the plan in which case we would not be enforcing it or was it imposed? It turns out we had a record that the Planning Commission approved with this condition. Ms. Smith said this is not a voluntary or private restriction. This means the Board would need to act on it. This means that Mr. Sharrah would need to request a modification from the note on the plan and explain why they believe it should be granted.

Mr. Sharrah said that the lot being conveyed is still a separate lot. Mr. Sharrah said back in 1976, when Mr. Angell was still alive, he wanted to buy this lot and attach it to his land. Now, Mr. Hubbard, the next door neighbor wants to buy that same lot that had a description created by that 1976. He would like to take the lot from Angell and adjoin it to his land. Ms. Smith said Ms. Angell wants to sell and Mr. Hubbard wants to buy the lot. We are not creating a new lot it is the same lot as back in 1976. Mr. Clark moved, seconded by Mr. Bowman to grant the modification to allow this tract of land to be joined with the property of Donald G. Hubbard, Jr. the adjoining property owner. Motion carried unanimously.

Mr. Vranich said that Mr. Sharrah provided a letter granting an extension and should the Board choose to accept it would move it to the next Board of Supervisors meeting. Mr. Bowman moved, seconded by Mr. Clark, to accept the extension. Motion carried unanimously.

- **Engineering Report:** Mr. Updyke moved, seconded by Mr. Clark, to accept the Engineer's report as presented. Motion carried unanimously.
- **Zoning Officer/Code Enforcement Officer's Report:** Mr. Bowman moved, seconded by Mr. Updyke, 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 Land and Sea Services Inspection Report. Motion carried unanimously.
- **MDIA Inspection Report:** Mr. Bowman moved, seconded by Mr. Clark, to accept the MDIA Inspection Report. Motion carried unanimously.

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	3	19
2. Barlow Fire Company	3	22
3. Gettysburg Fire Co.	2	17
4. United Hook & Ladder #33-3	1	5

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

**Open Records Officer Report:**

- Edward Wehman requesting affidavits completed by B. Arnetz and D. Trump - Granted
- Signature Information Solutions, LLC. requesting the tax collector's June and July reports – Granted
- Openthebooks requesting employee compensation for 2015 along with hire date – Granted in part, Denied in part

**Correspondence:** None.

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

- Personnel (B. Trostle, D. Updyke): No report
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: The Planning Commission did not have a meeting because there was no business on the agenda. No report
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): Mr. Gormont said they are doing a lot of tree trimming along the Township roads.
- Public Safety (G. Clark): No report

### **Business**

- Draft Budget: Mr. Gormont distributed copies of the draft budget for 2017 which he asked the Board to review to discuss at the October workshop meeting so that they could adopt it at the next regular meeting. Mr. Gormont said there is no change to the tax rate.
- Resolution for Addition to the ASA: Mr. Bowman moved, seconded by Mr. Clark, to adopt Resolution 15 of 2016. Motion carried unanimously.
- Recording document for Addition to the ASA: Mr. Updyke moved, seconded by Mr. Bowman, to authorize the Chairman of the Board to sign the recording document for the Renner Addition to the ASA. Motion carried unanimously.
- Welty – Agreement for Establishment of Driveway Entrance and Culvert: Mr. Bowman moved, seconded by Mr. Clark, to authorize the Chairman of the Board to sign the Agreement for Establishment of Driveway Entrance and Culvert. Motion carried unanimously.
- Salt Contract: Mr. Gormont said we got our notification from Costars. We are part of the state contract. We have committed to purchase 200 tons of salt. The cost this year is \$67.00 per ton and last year it was \$82.00 per ton.
- 1601 Barlow Two Taverns Rd. – Septic: Mr. Gormont said this property was purchased in November of 2015. The new resident wrote a letter to the Board stating that as part of the purchase the septic tank was pumped and inspected in October of 2015. Unfortunately, the hauler was not by one of the septic haulers that are on our list. Mr. Clark questioned if we have a report and Mr. Gormont said we have a four page report. Mr. Gormont said that in the past we have accepted these and placed them on a new three year cycle. Mr. Clark moved, seconded by Mr. Bowman, to accept the pumping report. Motion carried unanimously.
- Zoning Ordinance – Parking Standards discussion: Ms. Smith said that the most important thing proposed in this document is that we are not requiring more parking than is reasonably necessary. She went through the document and highlighted those items that are different from our current parking ordinance. Mr. Bowman moved, seconded by Mr. Updyke, to forward the document to the Planning Commission for their review and comments. Motion carried unanimously.
- Zoning Ordinance – parking commercial vehicles on residential property: Ms. Smith defined commercial vehicles as being tractor trailers, a business vehicle with logos or advertising, school buses, etc. parked on a residential lot. Ms. Smith said recreational vehicles are not considered commercial vehicles. She questioned the Board if they have any issues with a commercial vehicle parked on a lot if they are distinguishing between the types of vehicle? Following a discussion, Ms. Smith said her understanding is that the Board is not concerned with the smaller type vehicles. The larger vehicle has to be on an acre plus lot,

needs to have appropriate parking area and appropriate turn around so they do not back out on to the road. No repair business permitted. No more than one or two larger vehicles with appropriate parking on an acre lot. Anything over that would need approval.

- Fairview Farms Financial Security: Mr. Gormont read a letter prepared by Mr. Sharrah. Mr. Gormont suggested that Ms. Hare, Ms. Smith and Mr. Vranich and discuss this at the next workshop meeting. Mr. Gormont also said the lapse security was not lapsed by mistake it was lapsed by intent. Mr. Gormont also said that part of this plan called for the road to be taken over by the Township and he indicated that he does not see that road dedication happening. Ms. Smith said that the financial security needed to be renewed and the financial institution sent a letter to the Township that they were not going to review the letter of credit. She indicated there was some discussion about a financial agreement. A draft agreement was received by Ms. Smith, however it was not pursued further. Ms. Smith indicated a letter was issued saying if you do not renew or take some action, we are going to consider the plan abandoned. Mr. Gormont said this will be on the workshop agenda for discussion.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Clark moved, seconded by Mr. Updyke, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:23 p.m.

Transcribed and submitted,

Sheri L. Moyer  
Secretary