

May 14, 1997

The Mount Joy Township Supervisors held a special meeting on Wednesday, May 14, 1997 at 7:30 P.M. in the municipal building located at 902 Hoffman Home Road, Gettysburg, PA. The purpose of the meeting was to render a decision regarding the Gettysburg Village Factory Stores and Festival Center as proposed by the Boyle Group. All members were present as well as Attorney Henry Heiser III and Township engineer Mark Lewis of Herbert, Rowland and Grubic, Inc.

Chairman Beebe called the meeting to order and reminded those in attendance that this was not a hearing ; the audience was not participating. The meeting is for the three supervisors to consider the Boyle Group's application. The audience is reminded to refrain from commenting until the public comment period at the end of the meeting.

Beebe reminded the board members that this meeting was called to consider the conditional use application of the Boyle Group regarding the Martin farm located at Rts. 15 and 97. He asked if the members of the board had any questions. No other business is on the agenda for this evening. Beebe asked for a motion.

Dayhoff made a motion to grant conditional use to the Boyle Group for the property contingent on conditions set forth by the township engineer and approved by the attorney. Beebe said the motion should be more specific. Dayhoff clarified the conditions to be those outlined in the engineer's letter of May 9, 1997. Conditions #1 through #34 were then read aloud by Dayhoff.

Beebe twice called for a second to the motion; the motion died due to lack of a second. At 7:45 P.M. the supervisors broke from the meeting for an executive session with Solicitor Heiser.

The meeting was recalled to order at 7:58 P.M. Beebe asked for another motion . There was none. Beebe then read section 119D of the Township Zoning Ordinance. He commented that he has studied the application, the traffic study, the transcript from the public hearing, and has met with the Township engineer and solicitor. In regard to the May 9, 1997 letter from the Township engineer concerning traffic issues, the proposed driveway of the site is unacceptable. Traffic is projected to back up past Highland Avenue Road. The plan does not call for medians. A safety concern exists. Beebe made a motion to deny the conditional use application. Beebe and Long in favor of denying, Dayhoff opposed. Motion carried. (2-1)

Chuck Zaleski, attorney for the applicant, stated that the motion provides new issues. He asked that the Board reconsider and give them a chance to address the issues.

Beebe replied that the concerns can be addressed, but not tonight. The supervisors have a responsibility to the people of the Township.

Sally Allenger, speaking from the floor, stated she has a business along PA 97. She loves the rural area and Lake Heritage. She feels, however, that traffic is coming as development is coming. We won't be able to hold it back.. She thinks this project is clean and that people should think about it, as it would bring jobs to the area. If this project is voted down, something else will come.

There was a question from the floor concerning whether sewerage would be protected for the currently vacant lots in Lake Heritage. Beebe said this question should be directed to the authority.

Mrs. Nutter, Spring Creek Circle, thanked the supervisors for looking out for the welfare of the residents.

John McAlister says we need jobs for young people. The project will give jobs. He feels the Board is making a mistake, as the State could put whatever it wanted there. This project was pretty and nice.

Beebe clarified his position. He thinks the project is wonderful, but doesn't feel the traffic has been properly addressed. He must listen to experts; he does not feel personally that the traffic problem is solved. He feels responsible to the Mobile station and to Yingling and even some to the people of White Run even though they bought where they did.

George Scott thinks the matter was handled in the only method possible. He hopes the Boyle Group returns.

John McAlister noted that if Boyle's had done this before zoning, they could have done it by right.

Someone from the floor apologized to Boyle, said it was not the Township against Boyle, it was Lake Heritage against Boyle.

Attorney Zaleski again asked the Board to reconsider their motion. He said the Boyle Group would be willing to grant an extension so that they would not be "under the gun."

Beebe asked the board members if they were interested in another executive session. Long is not. Beebe says the issues can't be addressed tonight.

Attorney Zaleski says there are two weeks before the time runs out. They would like a chance to address the concerns. Beebe says he has no problem granting an extension. (Atty. Heiser spoke aside to Beebe. The supervisors then went into another executive session at 8:25 P.M.)

The meeting was again recalled top order at 8:35, after consulting with the attorney regarding the Boyle Group's request. Long feels the matter should be appealed or refiled.

Dayhoff agrees. Beebe says that when and if they come back, address the traffic.

Meeting adjourned at 8:36 P.M.

Respectfully submitted,

Bonnie L. Koontz
Secretary