

**Mt. Joy Township  
Planning Commission Organizational and Regular Meeting  
Tuesday, January 08, 2013**

**Meeting Minutes**

Present: Dennis Bowman, Chairman; Bernie Huesken, Eleanor Dehoff, Fred Lang  
Susan Harbin, Secretary/Treasurer; Cindy Smith, Zoning Officer; Jon Kilmer, SEO;

The Mount Joy Township Planning Commission met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, PA 17325.

Item/Topic	Discussion	Action/Resolution	Follow Up/ Date
<b>Call to Order</b>	Starting Time: 7:00 pm		
<b>Organization Meeting</b>			
<b>Appointments</b>	The Board of Supervisors appointed Fred Lang as a member of the Planning Commission.		
1. Appointment of Temporary Chairman	Nomination of Eleanor Dehoff for Temporary Chairman.	<b>Mr. Bowman moved, seconded by Mr. Huesken, to appoint Mrs. Dehoff as Temporary Chairman. Motion carried unanimously.</b>	
2. Appointment of Temporary Secretary	Nomination of Susan Harbin for Temporary Secretary.	<b>Mrs. Dehoff moved, seconded by Mr. Bowman, to appoint Susan Harbin as Temporary Secretary. Motion carried unanimously.</b>	
3. Appointment of Chairman	Nomination of Dennis Bowman for Chairman of the Planning Commission.	<b>Mrs. Dehoff moved, seconded by Mr. Lang to appoint Mr. Bowman as Chairman of the Planning Commission. Motion carried unanimously.</b>	
4. Appointment of Vice-Chairman	Nomination of Paul Estavillo for Vice-Chairman of the Planning Commission.	<b>Mr. Huesken moved, seconded by Mrs. Dehoff, to appoint Paul Estavillo as Vice-Chairman of the Planning Commission. Motion carried unanimously.</b>	
5. Appointment of Secretary	Nomination of Susan Harbin for Secretary of the Planning Commission.	<b>Mr. Bowman moved, seconded by Mrs. Dehoff, to appoint Susan Harbin as Secretary of the Planning Commission. Motion carried unanimously.</b>	
6. 1 Vacancies	The Board of Supervisors appointed Fred Lang as a member of the Planning Commission.	MJT PC acknowledges the appointment of Fred Lang.	
7. Dates for 2013 Meetings		<b>Mr. Bowman moved, seconded by Mr. Huesken to meet every 2<sup>nd</sup> Tues. of the month for the regular</b>	

		meeting, at 7:00 pm. Motion carried unanimously.	
<b>Regular Meeting</b>			
<b>Announcements</b>	Welcome Fred Lang to the Planning Commission.		
<b>Approval of Minutes</b>	Approval of the December 11, 2012 Meeting Minutes.	<b>Mrs. Dehoff moved, seconded by Mr. Huesken, to approve the Meeting Minutes as presented. Motion carried unanimously.</b>	
<b>Preliminary/Final Plans</b>			
1. Sheetz Preliminary/Final Land Development Plan Extension of Time - Stevens & Lee	Letter dated 1/8/13 granting a 30 day extension for the Final/Preliminary Plans from 2/11/13 to April 30, 2013 was presented to the Township for review.	Acknowledgement of time extension.	
2. Fairview Farms - Bob Sharrah	<p>Mr. Bob Sharrah, Sharrah Design Group, is requesting a waiver for request of deed information since the lots on the plan will not be sold at this time.</p> <p>Recommendations presented:</p> <ul style="list-style-type: none"> <li>• Wm. F. Hill &amp; Assoc., Inc., report dated 1/8/2013</li> <li>• Adams County Planning and Development Recommendation, dated 1/4/2013</li> </ul> <p><b>Item 4</b> of Wm. F. Hill &amp; Assoc. letter recommends the requirement for the filing of a new deed encompassing both parcels with the County Recorder of Deeds.</p>	<p><b>Mrs. Dehoff moved, seconded by Mr. Huesken, to grant a modification from Wm. F. Hill &amp; Assoc. recommendation #4 of letter dated 1/8/13. Motion carried unanimously.</b></p> <p><b>Mrs. Dehoff moved, seconded by Mr. Lang, to approve the Fairview Farms Preliminary/Final Subdivision Plans with conditions of recommendations #2, 3, and 6, as noted on Wm. F. Hill &amp; Assoc letter dated 1/8/13. Motion carried unanimously.</b></p> <p><b>Mr. Huesken moved, seconded by Mrs. Dehoff, to approve the Fairview Farms Planning Waiver and Non-Building Declaration. Motion carried unanimously.</b></p>	
3. The Villas at the Retreat, Phase II	<p>Mr. Bob Sharrah, Sharrah Design Group presented The Villas at the Retreat Phase II Preliminary/Final Subdivision Plan for discussion and recommendations from the PC.</p> <p>Mr. Sharrah is not seeking approval from the PC at this time.</p>		
<b>Other Business</b>	None.		
<b>Adjournment</b>	Meeting closed at 7:56 pm, next meeting is Feb. 12 <sup>th</sup> .		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer