

**Mt. Joy Township  
Planning Commission Organizational and Regular Meeting  
Wednesday, January 11, 2012**

**Meeting Minutes**

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken  
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: 7:32 pm		
<b>Organization Meeting</b>			
<b>Resignations</b>	Chairman Audrey Weiland has submitted a letter of resignation, effective December 14, 2011. Vice Chairman Harry Tassou has submitted a letter or resignation, effective January 10, 2012.		
<b>Appointments</b>	The Board of Supervisors appointed Bernie Huesken as a member of the Planning Commission.		
1. Appointment of Temporary Chairman	Nomination of Dennis Bowman for Temporary Chairman.	Mr. Estavillo moved, seconded by Mr. Huesken, to appoint Dennis Bowman as Temporary Chairman. Motion carried unanimously.	
2. Appointment of Temporary Secretary	Nomination of Susan Harbin for Temporary Secretary.	Mr. Bowman moved, seconded by Mr. Estavillo, to appoint Susan Harbin as Temporary Secretary. Motion carried unanimously.	
3. Appointment of Chairman	Nomination of Dennis Bowman for Chairman of the Planning Commission.	Mr. Estavillo moved, seconded by Mr. Huesken to appoint Dennis Bowman as Chairman of the Planning Commission. Motion carried unanimously.	
4. Appointment of Vice-Chairman	Nomination of Paul Estavillo for Vice-Chairman of the Planning Commission.	Mr. Bowman moved, seconded by Mr. Huesken to appoint Paul Estavillo as Vice-Chairman of the Planning Commission. Motion carried unanimously.	
5. Appointment of Secretary	Nomination of Susan Harbin for Secretary of the Planning Commission.	Mr. Bowman moved, seconded by Mr. Estavillo, to appoint Susan Harbin as Secretary of the Planning Commission. Motion carried unanimously.	
6. 1 Vacancies	It was noted there is 1 vacancy on the Planning Commission. Candidates are to submit letters of interest to the Board of Supervisors.		

7. Dates for 2012 Meetings	Planning Commission members expressed need to change date for meetings.	<b>Mr. Bowman moved, seconded by Mr. Estavillo to meet every 2<sup>nd</sup> Tues. of the month for the regular meeting, at 7:00 pm. Motion carried unanimously.</b>	Secretary will advertise new PC schedule in the newspaper.
<b>Regular Meeting</b>			
<b>Announcements</b>	Welcome Bernie Huesken to the Planning Commission.		
<b>Approval of Minutes</b>	Approval of the November 9, 2011 Meeting Minutes.	<b>Mr. Bowman moved, seconded by Mr. Estavillo, to approve the Meeting Minutes as presented. Motion carried unanimously.</b>	
<b>Preliminary/Final Plans</b>			
1. Gerald & Michael Bennett Sub-Division and Land Development Plan	Discussion of changes needed: Adams County comments are needed and 50' driveway added to plans.	<b>Mr. Estavillo moved, seconded by Mr. Bowman, to table the Bennett Preliminary/Final Plan. Motion carried unanimously.</b>	
<b>Other Business</b>			
1. Ordinance 2012-01, Preliminary/Final Plan	<ul style="list-style-type: none"> <li>• The proposed amendment to Section 86-12E provides that the final subdivision plan should be recorded in its entirety.</li> <li>• The proposed amendment to Section 86-13 adds that any requirement for a preliminary plan that is not superseded by a final plan requirement be shown on the final plan.</li> </ul>	<p>Twp. Zoning Officer and Engineer recommend approval of the Ordinance.</p> <p><b>Mr. Huesken moved, seconded by Mr. Estavillo, to recommend approval of Ord. 2012-01 to the Brd. of Supervisors. Motion carried unanimously.</b></p>	
2. Ordinance 2012-02, Open Space and Recreation Areas; Fees	<ul style="list-style-type: none"> <li>• Amending to delete requirements for open space and for fees in lieu of land and to establish requirements and standards for the provision of recreation lands and facilities.</li> <li>• The proposed ordinance provides that the requirements and standards for recreation lands apply to plans proposing five or more residential lots and to individual residential lots less than one acre in size.</li> <li>• The proposed ordinance requires a minimum of .1 acre of recreation land per dwelling unit in a development of fewer than 50 lots or units and .2 acre of recreation land per dwelling unit in a development of 50 or more lots or units, not to exceed 20% of the</li> </ul>	<p><b>Mr. Bowman moved, seconded by Mr. Estavillo, to recommend the following to the Brd. of Supervisors concerning Ord. 2012-02:</b></p> <ol style="list-style-type: none"> <li>1. <b>changing minimum of 5 lots to a minimum of 10 residential lots (lot size is not stated),</b></li> <li>2. <b>maintaining a standard of .1 acre of recreation land regardless of development size,</b></li> <li>3. <b>allow developer to use a designated 50 yr. (or higher) flood plan for recreational area.</b></li> </ol> <p><b>Motion carried unanimously.</b></p>	

	total area of the development. The proposed ordinance provides for Board of Supervisors' consideration of an offer to construct recreational facilities in lieu of required recreation lands.		
Public Comments	Mr. Gitt recommends that the PC members go to local parks and observe personally the size/acres of park in order to better understand acre requirements in this ordinance.		
3. Comprehensive Plan and Zoning Map Review	PC members will review 1/2 of the Comprehensive Plan prior to next meeting. 2 workshop meetings will be held on Tues., 1/31 and 2/21 at 7 pm.		Secretary will advertise wkshp. mtgs. in newspaper.
<b>Adjournment</b>	Meeting closed at 8:20 pm, next meeting is Feb.14, with a Workshop on Jan. 31, 2012.		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer