

**Mt. Joy Township**  
**Planning Commission Organizational and Regular Meeting**  
**Wednesday, January 12, 2011**

**Meeting Minutes**

Present: Audrey Weiland, Chairman; Harry Tassou; Steve Wood; Cindy Smith, Zoning Officer; Jon Kilmer, SEO;  
 Susan Harbin, Secretary/Treasurer

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>	Harry Tassou presiding. Starting Time: 7:24 pm		
<b>Re-organization</b>			
<b>1. Appointment of Temporary Chairman</b>	Nomination of Audrey Weiland for Temporary Chairman.	Mr. Tassou moved, seconded by Mr. Wood to appoint Audrey Weiland as Temporary Chairman. Motion carried unanimously.	
<b>2. Appointment of Temporary Secretary</b>	Nomination of Susan Harbin for Temporary Secretary.	Mrs. Weiland moved, seconded by Mr. Tassou to appoint Susan Harbin as Temporary Secretary. Motion carried unanimously.	
<b>3. Appointment of Chairman</b>	Nomination of Audrey Weiland for Chairman of the Planning Commission.	Mr. Tassou moved, seconded by Mr. Wood to appoint Audrey Weiland as Chairman of the Planning Commission. Motion carried unanimously.	
<b>4. Appointment of Vice-Chairman</b>	Nomination of Harry Tassou for Vice-Chairman of the Planning Commission.	Mr. Wood moved, seconded by Mrs. Weiland to appoint Harry Tassou as Vice-Chairman of the Planning Commission. Motion carried unanimously.	
<b>5. Appointment of Secretary</b>	Nomination of Susan Harbin for Secretary of the Planning Commission.	Mrs. Weiland moved, seconded by Mr. Tassou to appoint Susan Harbin as Secretary of the Planning Commission. Motion carried unanimously.	
<b>6. 2 Vacancies</b>	It was noted that there are 2 vacancies on the Planning Commission. Candidates are to submit letters of interest to be reviewed at the Jan. Supervisors' Regular Meeting.		
<b>7. Dates for 2011 Meetings</b>		<b>Mr. Tassou moved, seconded by Mr. Wood to keep the same date and time for the regular meeting, the 2<sup>nd</sup> Wednesday of every month at 7:00 pm. Motion carried unanimously.</b>	

<b>Regular Meeting</b>			
<b>Announcements</b>	Chairman Weiland announced that Mr. Hallberg has submitted a letter of resignation due to personal reasons.		
<b>Approval of Minutes</b>	Approval of the December 8, 2010 Meeting Minutes.	<b>Mrs. Weiland moved, seconded by Mr. Tassou, to approve the December 8, 2010 Meeting Minutes. Motion carried unanimously.</b>	
<b>Public Comments</b> 1. Rick Klein, The Links at Gettysburg – Corrective Action Plan	<p>Mr. Klein presented plans for corrective action on The Villas at the Retreat plans which have previously been approved as condo units and now would like to change to 3 lots.</p> <ol style="list-style-type: none"> <li>1. Add 3 lots to the plan and rescind condo documents, then submit a new declaration.</li> <li>2. Move sewer line from under tennis courts, and moving easement due to Acqua America putting a sewer line under tennis courts.</li> <li>3. Correcting a tot lot by moving and add .03 acres to the Rec lot.</li> </ol> <p>Mr. Klein is asking the Planning Commission to review corrective action and recommend approval to the Board of Supervisors.</p>	<b>Mr. Wood moved, seconded by Mr. Tassou, to recommend approval of the 3 corrective actions for The Villas at the Retreat presented by Mr. Klein, based on recommendation for approval from Township Solicitor. Motion carried unanimously.</b>	
2. Speros Marinos	Mr. Marinos welcomed the new engineering firm and SEO. Mr. Marinos is also requesting that the Commission keep the 1800 block of Baltimore Pike as Commercial zoning and the back of his property as Industrial Commercial.		
<b>Sketch Plans</b>	Nothing to report at this time.		
<b>Preliminary Plans</b>	Nothing to report at this time.		
<b>Preliminary/Final Plans</b> 1. Waybright Sub-Division Plans	<p>Waybright Sub-division Package: Final Subdivision plans for James and Shirley Waybright dated 12/18/10. This plan has been developed to reconfigure the lot lines from a previously approved subdivision plan in 2001.</p> <p>Zoning Officer concerns:</p> <ul style="list-style-type: none"> <li>• The minimum lot width is 300’, not 140’ as staed on proposed plan. Width will need to be increased.</li> <li>• It would be necessary to maintain 3 acres surrounding home site for any future sub-division</li> </ul>	Bob Sharrah, Sharrah Design Group, will revise plan according the recommendations and bring back to Planning Commission for approval.	
		Report for approval will be sent to Supervisors Regular Mtg., 1/20.	

	<p>of property.</p> <ul style="list-style-type: none"> <li>• Back-up septic area concerns.</li> </ul> <p>Wm. F. Hill report: See attached detailed report.</p>		
<b>Final Plans</b>	Nothing to report at this time.		
<b>Land Development Plans</b>	Nothing to report at this time.		
<b>Other Business</b>			
<b>1. Zoning Map</b>	<p>It was stated that the MJT Zoning Map was redone in 2003 as a result of the Comprehensive Plan. Mrs. Weiland is suggesting to the PC that members review the Comprehensive Plan before further discussion of recommendations for changes to the existing Zoning Map.</p>	Secretary will supply a copy of the Comprehensive Plan for Steve Wood.	Forward discussion to 2/9 mtg.
<b>Old Business</b>			
<b>1. Rock Creek Corridor Project Update</b>	<p>Mrs. Weiland requested information on the Rock Creek Corridor Project from the Supervisors and reported back to committee members. In 2009, the former Supervisors applied for grant monies to get professional help to do some studies due to traffic increase in Rock Creek area, from the new Visitor's Center to Rt. 15, and how traffic increase would effect zoning in MJT. The new Supervisors decided not to continue with the Project.</p>		
<b>2. Input from Local Property Owners &amp; Businesses</b>	<p>Mr. Tassou commented that in reviewing the Zoning Map, they have noted a lot of personal opinion has been involved when deciding on zoning areas.</p> <ol style="list-style-type: none"> <li>1. This Commission would like to have some input from local twp citizens expressing their future ideas and future plans. This would effect how the twp plans to zone or re-zone certain areas.</li> <li>2. A list has been started of local businesses within the Township. There is a 5 mi. stretch zoned Village which could be zoned Commercial, but need some input from local businesses along Rt. 97 to help PC understand how better to zone these areas. It has been suggested that it would be an advantage to have a local Business Association.</li> </ol> <p>There are a variety of different zoning areas along the Rt. 97 corridor. It was stated that it would be a great advantage to learn about these businesses and private citizens and understand their needs when considering changing zoning areas.</p>		
<b>Adjournment</b>	Meeting closed at 8:30pm., next meeting is Feb. 9, 2011		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer