

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, February 12, 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>I.</b>	<b>Call to Order</b>	Starting Time: 7:00 pm		
	<b>Announcements</b>			
<b>II.</b>	<b>Approval of Minutes</b>	Approval of the January 8, 2013 Meeting Minutes.	<b>Mrs. Dehoff moved, seconded by Mr. Huesken, to approve Meeting Minutes as presented. Motion carried unanimously.</b>	
<b>III.</b>	<b>Preliminary/Final Plans</b>			
	A. The Links At Gettysburg, Garrison Falls Revised Lighting Plan, Rick Klein	Rick Klein, The Links developer, presented Revised Lighting Plan. The purpose of this plan is to revise the originally submitted plan for lighting in the Garrison Falls community. Mr. Klein commented that upon review by the lighting supplier/designer, the original design provided excessive lighting for a residential neighborhood. With the revised plan, Mr. Klein is requesting approval for 1) a reduction in the number of lights to 21, 2) modification from ZO 110-70.C(5)(h), the single unit light per lot, and 3) modification from ZO 110-70.C(5)(n), the 0.4 AASHTO standard.  Presented: Wm. F. Hill & Assoc., Inc. letter dated 2/7/13. Cindy Smith, MJT Zoning Officer, letter dated 2/7/13. Robert Sharrah, Sharrah Design Group, letter dated 1/21/13.		
	The Links HOA President, John Love	Majority of home owners are in support of the revised plan presented and would like more light on the street and less on the houses, suggesting LED lights.		
		Engineer is requesting detailed information from the manufacturer as to what lumens are	<b>Mrs. Dehoff moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors conditional approval based on 1) a reduction in the number of lights, and 2) modification from ZO 110-70.C(5)(h) and ZO 110-70.C(5)(n), by placing residential poles on lots 22, 68, and 69, and relocating three 10 ft. street lights to Lot 62, 21, and 8, in the islands.</b>	

		based on.	<b>Motion carried unanimously.</b>	
	B. The Links At Gettysburg, The Villas at the Retreat, Phase II, Preliminary/Final Subdivision Plan	Bob Sharrah, Sharrah Design Group, presented the revised plan. This plan proposes the development of 12 lots.  Presented: Wm. F. Hill & Assoc., Inc. letter dated 2/8/13. Cindy Smith, MJT Zoning Officer, letter dated 2/7/13. Robert Sharrah, Sharrah Design Group, letter dated 1/23/13.		
		See attached Wm. F. Hill letter dated February 8, 2013.	<b>Mr. Lang moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of The Links at Gettysburg, The Villas at the Retreat, Phase II, Preliminary/Final Subdivision Plan with the following conditions of approval: 1) modification from ZO 110-70.C(5)(b) with a letter from the adjacent landowner acknowledging the buffer and if letter is not obtained, developer to provide a buffer, 2) modification from ZO 110-70.C(5)(k)[2], a 50ft right-of-way width for private streets, 3) ZO 110-70.C(5)(k)[3], a 24ft. minimum cartway width reduced to 20ft., and 4) ZO 110-70.C(5)(n), street lighting in accordance with AASHTO, AND provided that comments #5, 6, 7, 10, 14, 15, and 16 from the Wm. F. Hill &amp; Assoc., Inc. letter dated February 8, 2013 are satisfied. Motion carried unanimously.</b>	
	C. Laudeman/Cromwell Preliminary/Final – Addition Plan	Bob Sharrah, Sharrah Design Group, presented the revised plan, proposing transfer of 0.388 acres from the Laudeman property to the adjacent 0.362 acre Cromwell property. The Cromwell property is currently an existing non-conforming lot with respect to lot size and building setbacks.  Presented: Wm. F. Hill & Assoc., Inc. letter dated 2/11/13. Cindy Smith, MJT Zoning Officer, letter dated 2/7/13. Receipt of Complete Application (David & Julie Laudeman)		
		Twp. Sewage Enforcement Officer stated concern that construction may damage and compromise septic system.	<b>Mr. Huesken moved, seconded by Mr. Lang, to recommend to the Board of Supervisors conditional approval of the Laudeman/Cromwell Preliminary/Final Plan based on 1) owners’ notarized signatures added to the Plans, 2) filing of a new deed, 3) comments of Adams Cty Office of Planning and Development to be considered prior to plan approval, and 4) notation to be added to the plans that the contractor must use extreme caution when working around the septic area and if septic is encountered during construction, SEO must be contacted immediately. Motion carried unanimously.</b>	
<b>IV.</b>	<b>Other Business</b>			
	A. DEP Component	This property has Ag conservation restrictions.	<b>Mrs. Dehoff moved, seconded by Mr. Lang,</b>	

	1 Planning Module, Ellen Dayhoff	Paperwork needs to be approved in order to have a building lot on the agricultural lot. Engineer requesting that MJT ZO and PC sign the DEP Component 1 Planning Module stating that agricultural lot is consistent with the Twp. zoning ordinances.	<b>to recommend approval of the planning module to the Board of Supervisors. Motion carried unanimously.</b>	
<b>V.</b>	<b>Adjournment</b>	Meeting closed at 9:06 pm, next meeting is March 12 <sup>th</sup>		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer