

## **February 17, 2010 PLANNING COMMISSION REGULAR MEETING:**

The Mount Joy Township Planning Commission met this date for its Regular Meeting, as publicly advertised, beginning at 7:00 p.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325, with Harry Tassou presiding. Others in attendance were: Audrey Weiland, Will Rogers, and Budd Hallberg; and Victoria Behnke Secretary.

Citizens in attendance were: Guy Hood, Joseph Hood, and Bob Sharrah.

### **Minutes:**

Ms. Weiland moved, seconded by Mr. Tassou, to approve the minutes of the January 13, 2010 meeting as presented. Motion carried unanimously.

### **Public Comment:**

No comment.

### **Correspondence:**

A letter from PA DEP to Steve Wolfe, dated February 1, 2010, regarding the Supplemental Site Characterization Report for Gettysburg Cigarette Cellar. The facility was approved with modifications. The Planning Commission needs more clarification on the report. Will Rogers will call Cherie Campbell, Soil Scientist from DEP for an explanation.

### **Sketch Plans:**

Robert Sharrah, from Sharrah Design Group, presented a sketch plan and Letter of Intent for a revision of previously approved Fairview Farms. One spec house was built on lot 11, and lot 4 containing the existing farmhouse was sold. The owner proposes the following:

1. Eliminate the construction of Barton Lane and storm water basins #1 and #2. This creates a cul-de-sac that exceeds ordinance maximum of 800 feet. A waiver will be sought.
2. Request current Board of Supervisors to accept dedication of cul-de-sac Lori Lane to public use.
3. Request Board of Supervisors to release any remaining funds held as financial security to guarantee installation of Barton Lane.
4. Combine lots 12 and 13 into one building lot with frontage on Hickory Road.
5. Combine lots 5 and 3 into one building lot with frontage on Lori Lane.
6. Combine lots 1 and 2 into one building lot with frontage on Hickory Road.
7. Lot 4 would remain the same.
8. Individual storm water management plans would be prepared and filed when buyers are ready to construct homes.
9. Eliminate Barton Lane, bringing the number of lots in this area from seven to four.

Discussion: Mr. Hallberg was concerned about the safety of Lori Lane if the waiver was approved. He was also concerned with the cost to the township of major road repairs. Mr. Sharrah stated that the road should not need any major repairs for at least ten years. Ms. Weiland asked if an HOA would still be needed. Mr. Sharrah responded no because it is under the minimum of ten in the Uniform Planning Communities Act, but if the cul-de-sac remains private, the HOA would have to remain.

10. The owner would file an amended subdivision plat representing the above changes. He would have Mr. Hallberg moved, seconded by Ms. Weiland, that the Sketch Plan and Letter of Intent dated January 15, 2010 with all ten items as submitted by Sharrah Design Group be accepted.

**Preliminary Plans:**

Joseph A. M. Hood, parcel 30H15-0011, PA DEP form B – Request for Non-Building Waiver. The Planning Commission advised Mr. Hood how he should proceed with his preliminary plans. His engineer needs to submit five copies of the plan and mark them as Preliminary/Final and submit the necessary review fees. He will also need to submit a request to waive the preliminary plan review. Will Rogers is to call Gil Picarelli to get more information about Mr. Hood's plan.

**Other Business:**

None.

**Final Public Comment:**

None.

**Adjournment:**

With no further business to come before the Commission, the meeting was adjourned at 8:30 p.m. this date.

Respectfully submitted,

Victoria Behnke  
Secretary/Treasurer