

**Mt. Joy Township
Planning Commission Organization and Regular Meeting
Tuesday, February 9, 2016**

Meeting Minutes

Present: Terry Scholle, Vice-Chairman; Curtis Hawkins; Sindy Jennings; Fred Lang; Ken Roberts; Sheri Moyer, Secretary

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.

Call to Order: Starting Time: 7:00 pm

Chairman Comments: None.

Organize:

- Call for Nomination of Temporary Chairman: Ms. Jennings moved, seconded by Mr. Roberts, to nominate Terry Scholle as Temporary Chairman. With no further nominations, motion carried unanimously.
- Call for Nomination of Temporary Secretary: Mr. Roberts moved, seconded by Mr. Lang, to nominate Ms. Jennings as Temporary Secretary. With no further nominations, motion carried unanimously.

Nominations:

- Nomination of Chairman of the Planning Commission: Mr. Lang moved, seconded by Mr. Hawkins to nominate Mr. Scholle as Chairman of the Planning Commission. With no further nominations, motion carried unanimously.
- Nomination of Vice-Chairman of the Planning Commission: Mr. Hawkins moved, seconded by Mr. Scholle, to nominate Mr. Lang as Vice-Chairman of the Planning Commission. With no further nominations, motion carried unanimously.

Appointments:

- Secretary: Mr. Roberts moved, seconded by Ms. Jennings, to appoint Ms. Moyer as Secretary of the Planning Commission. Motion carried unanimously

Vacancy:

- The Board of Supervisors re-appointed both Ms. Jennings and Mr. Scholle as members of the Planning Commission with their terms expiring December 31, 2019. The Planning Commission members acknowledged the re-appointments of Ms. Jennings and Mr. Scholle to the Board.

2016 Meeting Dates and Time:

- Meetings: Mr. Roberts moved, seconded by Ms. Jennings to meet the 2nd Tues. of the month at 7:00 p.m. for the regular meeting. Motion carried unanimously.

Adjournment: Closed Organization Meeting: 7:10 p.m.

Regular Meeting Reconvened at 7:10 p.m.

Public Comments: None

Approval of Minutes: Planning Commission Meeting Minutes from December 8, 2015. Mr. Lang moved, seconded by Mr. Hawkins to approve the meeting minutes as presented. Motion carried unanimously.

Preliminary/Final Plans:

- Felty Investments, LP (d/b/a Gettysburg Tours, Inc.) Preliminary/Final Land Development Plan: Mr. Sharrah stated that the property is located at 1795 Baltimore Pike within the Planned Commercial zoning district. He stated that one of the houses was already demolished. Mr. Roberts questioned the use of the other house and Mr. Sharrah indicated that the Township would be receiving correspondence regarding that being a rental property. Mr. Sharrah pointed out on Sheet 3 a building for a bus garage/bus parking facility, a stormwater management basin, and a driveway on the adjoining property. He explained that the grade and the length of the buses would not allow entrance/exit using the existing driveway. There is a cooperative effort between the two property owners to share the driveway. Mr. Roberts pointed out there was a discrepancy between the number of parking spaces for the buses and employees. Mr. Bailey said that the inconsistency is that there are 22 bus spaces shown on the plan but there are up to 35 buses to be accounted for. Mr. Sharrah said that the applicant/owner testified at the Zoning Hearing that was the most he would have. At this point he is not there yet and they do not want to overbuild. Mr. Bailey said that should they want to add to their fleet they would need to come back with another plan showing the additional spaces and additional stormwater management.

Mr. Bailey indicated that they reviewed the plan from an engineering point of view and read each comment within their review letters. Mr. Bailey said because all of the outstanding comments, and without seeing any revision to the plan in response to these comments, they are suggesting or recommending the plan be tabled until these items be addressed. Ms. Moyer questioned if they would be getting an acknowledgement letter from the fire departments since it would be a commercial use. Mr. Sharrah said if the Township is requiring it he would provide it. Mr. Roberts moved, seconded by Mr. Hawkins to table the plan until a revised plan is resubmitted. Motion carried unanimously.

Correspondence: None

Other Business:

- Zoning Ordinance – review draft of administrative provisions: Ms. Moyer distributed copies of the landscaping and additional supplemental standards for the Commission members to review prior to next month's meeting. Ms. Smith will be attending the meeting in March to review these documents with the Commission and to get their input and answer any questions they may have.

Adjournment: Mr. Lang moved, seconded by Ms. Jennings to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:10 pm.

Respectfully Submitted,

Sheri L. Moyer
Secretary