

April 14, 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, John Skiles, Will Rogers, Budd Hallberg; and Victoria Behnke, Secretary, Cindy Smith, Zoning/Code Enforcement Officer, Dominic Picarelli, Interim Zoning Officer.

Minutes:

Ms. Weiland moved, seconded by Mr. Tassou, to approve the minutes of the February 10, 2010 meeting as presented. Motion carried unanimously. It was noted that there was no March meeting.

Public Comment:

None.

Correspondence:

None.

Sketch Plans:

Linda Neiswender, 119 Roberts Road, Parcel I16-0007D – Carl Bert, Surveyor for Ms. Neiswender, presented a sketch plan showing a subdivision of the current parcel into Lot 1A and Lot 1B. Lot 1A would be 10.2 acres to keep it as Clean and Green. Lot 1B would be 7.6 acres and would eventually have a single family home built on that parcel. Lot 1B was configured as a pan-handled lot with 50 feet of road frontage. This does not meet the current ordinance which requires minimum 220 feet.

Recommendations: Go before the Zoning Hearing Board in order to get a variance for the road frontage.

Preliminary Plans/Final Plans:

Joseph A. M. Hood, and Guy and Susan Hood, Parcel 30H15-0011 - Preliminary/Final plans were submitted showing a 3-lot subdivision, with lot 2A, which is land-locked, being conveyed at some future point in time.

Recommendations: Adams County Office of Planning and Development recommends that the applicant submit a plan only depicting Lot 2 and submit a new plan proposing the addition of Lot 2A next year. The Planning Commission recommends that the surveyor should remove Lot 2A and put it on the plan with a dashed line with a note saying future intended add-on.

Ms. Weiland moved, seconded by Mr. Skiles, to table the plan until the May meeting. Motion carried unanimously.

Land Development Plans:

John Repaskey, 340 Two Taverns Road, Parcel 30H15-0002- Presented a sketch plan of a 60 x 120 Pole Building for Ag Storage. Since this structure is larger than 4000 square feet, the owner must obtain a Land Development Plan. Mr. Repaskey asked for a waiver of the Land Development Plan.

Ms. Weiland moved, seconded by Mr. Hallberg, to recommend granting a waiver for a Land Development Plan, and that the Board of Supervisors should approve the waiver. Motion carried unanimously.

Other Business:

Valley Quarries Proposal to change Mt. Joy Township Zoning Map – Mr. Gary Hartman, Esq., representing Valley Quarries, asked the Planning Commission to change the zoning where Valley Quarries is located on Baltimore Pike from PC to IC. If that area is rezoned, Gettysburg Concrete could relocate to Mount Joy. The operations would remain the same, but Mt. Joy would benefit from the tax revenue. The concrete company (who leases property from Valley Quarries) is positioned on an area where the quarry wants to dig.

Mr. Hallberg requested Mr. Hartman to have his client write a feasibility study that would include traffic analysis, negative impacts, litigation, EPA regulations, etc. Mr. Hartman left the meeting after this request was made.

Final Public Comment:

None.

Adjournment:

With no further business to come before the Commission, the meeting was adjourned at 8:35 p.m. this date.

The meeting was then re-opened at 8:37 p.m. Mr. Tassou moved, seconded by Mr. Rogers, to recommend that the parcel at Hickory Road and Route 97 be re-zoned from IC to VH. Motion carried unanimously.

Ms. Weiland moved, seconded by Mr. Skiles, to recommend approval of David Kinsella's application (Parcel 30H16-0050A, 82.53 acres) into the Agricultural Security Area. Motion carried unanimously.

Respectfully submitted,

Victoria Behnke
Secretary/Treasurer