

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, February 14, 2012
7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Steve Wood, Bernie Huesken, Eleanor Dehoff
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
I.	Call to Order	Starting Time: 7:00 pm		
II.	Announcements	Chairman Bowman welcomed new member, Bernie Huesken, to the Planning Commission. Mr. Hueksen received a MJT Code Book		
III.	Approval of Minutes	Approval of the Jan. 11, 2012 Regular Meeting Minutes. Approval of the Jan. 31, 2012 Workshop Meeting Minutes.	Mr. Estavillo moved, seconded by Mr. Huesken, to approve the Regular Meeting Minutes as presented. Motion carried unanimously. Mrs. Dehoff moved, seconded by Mr. Estavillo, to approve the Workshop Meeting Minutes as presented. Motion carried unanimously.	
IV.	Preliminary/Final Plans			
	A. Paul M. Mikesell Land Development Plan	Presented by Ed Mort, GHI Engineers and Surveyors. Waiver Request: Mr. Mikesell would like to renovate an existing barn on his property for commercial use and is requesting a waiver/modification for his property of the MJT Subdivision and Land Development Ordinance. The Ordinance requires a detailed delineation of wetlands if earth disturbance is to be conducted within 200' of any suspected wetlands. Mr. Mikesell's property is located at Rt. 97 and Hoffman Home Rd. intersection. A visual inspection of the site reveals that no potential wetlands will be impacted due to the vertical separation and soil characteristics found during the septic placement and testing. In addition, Mr. Mikesell asks special consideration: 1. To initially stone parking area (not pave), with the stipulation that parking lot would be paved at a later date. 2. Owner wishes to install dusk to dawn lighting on building to light parking lot. He is asking for		

		waiver of additional lighting of parking area with stipulation that business hours be limited to daylight hours only.	
		No Adams Cty Planning Commission recommendations were presented.	
		Mr. Mikesell and Mr. Mort are asking for advice from the Planning Commission as to guidance on specific issues. Revisions will be made to the plans and brought back to the Planning Commission for approval.	<p>The Planning Commission recommendations:</p> <ol style="list-style-type: none"> 1. Wetland delineation – a waiver could be granted on a 200 ft. setback. 2. Lighting for parking area of retail business – no waiver of parking lights would be granted. 3. Paving of parking lot for retail business - no waiver of paving of parking lot would be granted. <p>All is contingent on presentation of final plans.</p>
	B. Gerald & Michael Bennett Sub-Division and Land Development Plan, Parcel G17-34, 34C & 34A	<p>Presented by Ronald Garis, Beyond All Boundaries, Adams County Surveyors Sub-Division and Land Development Plans for Parcel G17-34, 34C & 34A presented.</p> <p>Adams County Planning Commission Comments presented.</p>	<p>Mr. Huesken moved, seconded by Mrs. Dehoff, to accept the Non-building Wavier Module for the Gerald and Michael Bennett property, Parcel G17-34, 34C & 34A, and recommend approval to the Board of Supervisors. Motion carried unanimously.</p> <p>Mrs. Deyhoff moved, seconded by Mr. Huesken, to recommend approval of the Bennett Sub-Division and Land Development Plan, Parcel G17-34, 34C & 34A, to the Board of Supervisors for Conditional Approval pending owners notarized signatures on plans. Motion carried unanimously.</p>
V.	Other Business	Nothing to report.	For to Supervisor’s Regular Meeting, 2/16/12 for Approval.
VI.	Adjournment	Meeting closed at 7:40 pm, next Workshop Meeting is Feb. 21, with a Regular Meeting on March 13, 2012.	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer