

**Mount Joy Township  
Supervisors' Regular Meeting and Public Hearing  
January 21, 2016  
Meeting Minutes**

**Present:** John Gormont, Chairman; David Updyke, Vice-Chair; Dennis Bowman; Bradley Trostle; Susan Smith, Solicitor; Sheri Moyer, Secretary

**Absent:** Gil Clark

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, Pennsylvania.

**Call to Order:** John Gormont, presiding.

**Starting Time:** 7:00 p.m.

**Pledge of Allegiance**

**PUBLIC HEARING**

**Call to Order:** Public Hearing Meeting, duly advertised, opened at 7:01 p.m.  
Chairman, John Gormont presiding.

The proposed ordinance, entitled "an Ordinance amending the Code of the Township of Mount Joy, Adams County Pennsylvania, Chapter 110, Zoning, Section 110-132 (illuminated Signs) to amend and establish requirements and standards for illumination of signs, including hours and manner of illumination.

**Public Comments:** None.

Mr. Bowman moved, seconded by Mr. Updyke to close the public hearing. Motion carried unanimously.

**Adjournment:** Closed Public Hearing: 7:04 p.m.

Supervisors' Regular Meeting Reconvened at 7:04 p.m.

**Board Action:** Mr. Bowman moved, seconded by Mr. Updyke to adopt Ordinance 2016-01 as presented. Motion carried unanimously.

**Public Comments:** None.

**Approval of Minutes:**

- Supervisors' Regular Meeting Minutes, December 17, 2015. Mr. Updyke moved, seconded by Mr. Bowman, to accept the minutes as presented. Motion carried unanimously.
- Supervisors' Organization Meeting Minutes, January 4, 2016. Mr. Updyke moved, seconded by Mr. Trostle, to accept the minutes as presented. Motion carried unanimously. Due to his absence at the meeting Dennis Bowman abstained.
- Supervisors' Workshop Meeting Minutes, January 7, 2016 – Meeting cancelled.

**Chairman’s Comments:** Mr. Gormont said that he spoke with several residents and was told by the residents that they were very happy with the way the roads were cleared utilizing the brine. It was the perfect snow for the use of brine.

**Solicitor’s Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Persons Requesting Time on Agenda:** None.

**Announcements:** None.

**Treasurer’s Reports:**

- Approval of Monthly Finance Report. Mr. Bowman moved, seconded by Mr. Updyke to accept the report as presented. Motion carried unanimously.
- Approval of Bills Paid Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Road Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

**Subdivision and Land Dev.:** None.

**Engineering Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

**Zoning Officer/Code Enforcement Officer’s Report:** Mr. Updyke moved, seconded by Mr. Bowman to accept the report as presented. Motion carried unanimously.

**Building Inspections:**

- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.
- **MDIA Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

**Open Records Officer Report:**

- 2015 Annual Open Records Officer Report. Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	0	34
2. Barlow Fire Company	1	46
3. Bonneauville Fire Co.	0	26
4. Gettysburg Fire Co.	1	41

Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

4<sup>th</sup> quarter financial statements from Barlow Fire Company and Gettysburg Fire Company: The Board acknowledged receipt of the fourth quarter financial statements from both Barlow Fire Company and Gettysburg Fire Company.

Mr. Bowman moved, seconded by Mr. Updyke to disburse the 4<sup>th</sup> quarter payments to Barlow and Gettysburg fire companies. Motion carried unanimously.

**Correspondence:**

- Thank you card received from Gwen Updyke
- Letter from Columbia Gas regarding emergency preparedness
- Letter dated December 21, 2015 from Shannon Hare regarding Ag. Land Inspection
- Letter dated December 22, 2015 from Shannon Hare regarding Ag. Land Inspection results
- Letter dated December 30, 2015 to Dept. of Community and Economic Development from Adams County Conservation enclosing MJT Community Assistance Contact report
- Email dated January 4, 2016 to Rick Klein from DEP enclosing investigation report for complaint investigated on 12/18/15
- Email dated January 25, 2016 to Rick Klein from DEP enclosing final investigation report dated 1/15/16
- Letter dated January 6, 2016 to Gregory McGrew from Adams County Conservation District regarding Erosion Control Plan

**Committee/Board Reports:**

- Personnel (B. Trostle, D. Updyke): No report
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: The Planning Commission did not have a meeting because there was no business other than organization on the agenda. No report
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): No report
- Public Safety (G. Clark): No report

**Business**

- Agreement for Removal of Dirt – Arentz: Mr. Gormont said that this agreement is for the removal of the pile of dirt. Some of it has been removed and this is another company, Arentz Construction Enterprises, who would like to remove the remainder of the dirt. Mr. Updyke moved, seconded by Mr. Trostle, to approve the agreement and authorize the Chairman to sign the agreement. Motion carried unanimously.
- Agreement for Access – Wickline: This is an agreement between the Township and Donald Wickline to install a pipe and put in an access entrance to the field. Mr. Bowman moved, seconded by Mr. Updyke, to approve the agreement and authorize the Chairman to sign the agreement. Motion carried unanimously.
- Driveway Awareness Letter – Felty Investments: Ms. Moyer said she spoke with Mr. Sharrah who is preparing an application for Highway Occupancy Permit and part of the application is a letter from the Township stating that the Township is aware of the application. Mr. Updyke moved, seconded by Mr. Bowman, to authorize the Secretary to sign and send the letter. Motion carried unanimously.
- Financial Security Reduction Request for Richard and Bonnie Klein: Mr. Vranich reported that he did a final inspection and is recommending a full release of the financial security. Mr. Bowman moved, seconded by Mr. Updyke, to release the financial security in the amount of \$3,700.00 to Richard and Bonnie Klein. Motion carried unanimously.
- Financial Security Reduction Request for the Olswfski Tract: Mr. Vranich said that last month the Board approved the financial reduction for \$37,812.50 and the check is to be issued to Gettysburg Outlet Center,

LLC. No other action on this. As for the other financial security portion, the Subdivision and Land Development plan that was conditionally approved with one of the conditions being financial security, Mr. Vranich recommended to approve a financial security adjustment provided it is acceptable to Ms. Smith and himself. There are three conditions on that: 1) The adjustment be made to both Ms. Smith and Mr. Vranich's satisfaction; 2) Documentation be provided reaffirming who the entity is before any reduction check(s) would be released; and 3) Once the amount of the financial security adjustment is approved, those additional funds have to be submitted to the Township prior to the Board signing the plan.

Ms. Smith clarified that Mr. Vranich needs to agree to the amount of the cost of the improvements to be constructed because you are securing that the construction gets completed. She went on to say that she will be authorizing the form of the agreement. Ms. Smith said since the original funding was by check, the push would be for them to continue to fund the project in cash and not with an escrow agreement or letter of credit.

Ms. Smith said that the message that will go back to the developer is that the Township will not sign the plan until additional monies are posted and until they identify the one entity that will be receiving the reduction in the financial security.

Mr. Trostle questioned who is the applicant? Mr. Vranich said that the most recent application is Helix Partners which are the people who are building the hotel. That plan is co-signed by Gettysburg Outlet, LP and Gettysburg Outlet, LLC.

- Zoning Ordinance –Landscape standards and additional supplemental standards: Mr. Smith gave a brief overview of each draft article asking that the Board review them and to discuss at the workshop meeting.

Mr. Gormont said that he conducted a meeting with all of the approved septic haulers to review with them some of the requirements; one being that they all are to offer to the residents to measure the tank before pumping. It is a requirement of the ordinance and they have been told they have to offer that service. Secondly, they were told that when they come out to measure and/or pump they have to turn in to the Township the report showing what the measurement is. How much scum was on top and how much was on the bottom. Lastly, they talked about the reporting. The haulers were told they have 30 days from the date of the inspection and/or pumping to get the report in to the Township. This should reduce Ms. Hare having to send a second and third notice to the residents.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Trostle to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:37 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary