

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, March 10, 2015**

**Meeting Minutes**

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

**Absent:** Curtis Hawkins

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:** Mr. Scholle commented that if any of the members are going to be absent from a meeting that they advise Mrs. Moyer ahead of time to ensure we have a quorum for each meeting.

**Public Comments:** Glenn Myers, 2035 Barlow Two Taverns Road. Mr. Myers said since Bob Conover, Sr. passed away and Bob Conover, Jr. is handling the property, which is for sale that Mr. Myers can no longer cut through the Conover property to get to his property. Mr. Scholle asked if there was an easement or anything recorded regarding this. Mr. Myers indicated that it was agreed upon by himself and Mr. Conover. Mr. Scholle said that the Planning Commission was not the proper venue and that he should speak at the next Board of Supervisors meeting which is scheduled for March 19, 2015.

**Approval of Minutes:** Planning Commission Meeting Minutes from February 10, 2015. Mr. Lang moved, seconded by Ms. Jennings to approve the meeting minutes as presented. Motion carried unanimously.

**Preliminary/Final Plans:**

- Keith Yingling Subdivision Plan: Ms. Smith explained that the plan in front of them has been revised from what was distributed. Ms. Smith indicated she will have Mr. Bailey go over his review of the original plan and then go on to the revised plan. Mr. Bailey went through his March 2, 2015 review letter with a total of 17 items that they felt were items that needed to be addressed. Ms. Smith explained that following the issuance of the comments from the County and Township Engineer the applicants engineer revised the plan and submitted on Friday a 6 page plan. Ms. Smith stated that at this point in time the Planning Commission is not going to act on the revised plan because the applicant is now requesting waivers and modifications. Since the applicant or the applicant's engineer are not in attendance, the Planning Commission cannot justify their requests. Mr. Bailey referenced the March 10, 2015 review letter and deleted those items that were satisfied. Ms. Smith stated that the revised plans satisfied comments 2, 3, 4, 5, 7, 8, 12c., 15, 16, and 17. Mr. Bailey said an additional comment No. 9 SALDO 86-39 was added should the plan be approved, to include financial security for the installation of the sidewalk.

The revised plan was distributed to the members of the Planning Commission for review and will be placed on the agenda for the April meeting.

**Correspondence:** None.

**Other Business:**

- Ramsburg Zoning Hearing Board Variance Request: Ms. Smith explained that the variance request is before the Planning Commission for review and recommendation. Ms. Smith went on to explain the use Mr. Ramsburg is proposing is a permitted use. The problem is that the use is commercial which has certain requirements under the zoning ordinance that have been met with the exception of the buffer variance. John H. McAlister, 2779 Baltimore Pike, directly across the street from the Ramsburg property, stated that he has no objection to what Mr. Ramsburg is requesting. Mr. Lang moved, seconded by Ms. Jennings to suggest the Planning Commission recommend the Zoning Hearing Board waive the buffer requirements where the building is located. Motion carried unanimously.

- Zoning Ordinance – draft of administrative provisions discussion: Ms. Smith stated that this portion of the zoning ordinance is strictly for administration. Ms. Smith reviewed each Article beginning with Article 1. Background Provisions. Article 2. Districts - this section defines the five districts; Conservation district (CON), Agricultural Conservation district (AC), Open Countryside (OC), Baltimore Pike Corridor (BPC) and Institutional (I) and Planned Golf Community (PGC). Article 3. General Provisions - Ms. Smith stated this needs to be inserted. Article 4. Specific Criteria - This defines the specific criteria for permitted uses, special exceptions and conditional uses. Article 5. Non-conformities - Ms. Smith stated this Article provides how you handle uses that lawfully existed before your ordinance came in to existence but no longer are in compliance with the ordinance. Article VI. Zoning Hearing Board - this defines the functions and purpose of the Zoning Hearing Board. Article 7. Conditional Uses - this describes the process for filing of a conditional use. Article 8. Appeals - Defines the appeal process. Article 9. Administration - This Article talks about how to handle violations, what a permit looks like and the requirement of a permit. The next section to be reviewed will be Definitions. The Board of Supervisors will review this document at their March 19, 2015 meeting. If the Board of Supervisors recommend it be forwarded to the Planning Commission Ms. Moyer will email the document to the Planning Commission so that they can review it prior to the April 14, 2015 meeting.

**Adjournment:** Mr. Roberts moved, seconded by Mr. Lang to adjourn the meeting. Motion carried unanimously. Meeting adjourned 9:48 pm.

Respectfully Submitted,

Sheri L. Moyer, Secretary