

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, March 12, 2013**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken, Eleanor Dehoff, Fred Lang
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: 7:16 pm		
II.	Approval of Minutes	Approval of the January 8, 2013 Meeting Minutes.	Mr. Huesken moved, seconded by Mrs. Dehoff, to approve Meeting Minutes as presented. Motion carried unanimously.	
III.	Land Development Plans			
	A. Sheetz Preliminary/Final Plan Review	<p>Ron Lucas presented Sheetz Preliminary/Final Land Development Plan. The plan has been revised to propose the subdivision of Lot 2 from the Yingling Property for the construction of a Sheetz fueling station and associated store. No waivers or modifications are being requested.</p> <p>Presented: Wm. F. Hill & Assoc., Inc. letter dated 3/11/13. Cindy Smith, MJT Zoning Officer, memo dated 3/12/13. Robert Sharrah, Sharrah Design Group, letter dated 2/25/13. Barlow Volunteer Fire Co., letter dated 3/12/13. Adams County Conservation District, letter dated 2/21/2013.</p>	Mrs. Dehoff moved, seconded by Mr. Lang, to recommend to the Board of Supervisors approval of the Sheetz Preliminary/Final Plan provided that comments #1, 2, 4, 6, 7, 8, 9, 10 and 11, from the Wm. F. Hill & Assoc., Inc. letter dated March 11, 2013 are satisfied. Motion carried unanimously.	

IV.	Public Comments		
	Joe Royals	Mr. Royals, president of Lake Heritage Property Owners Association, stated resident concern about traffic flow due to location of future Sheetz at the only entrance/exit for Lake Heritage. He is asking the Township to assume the responsibility for dealing with increased traffic on this road.	
V.	Other Business	None.	
VI.	Adjournment	Meeting closed at 8:28 pm, next meeting is April 9 th .	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer