

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, April 12 2016**

**Meeting Minutes**

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

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:** None.

**Public Comments:** None

**Approval of Minutes:** Planning Commission Meeting Minutes from March 8, 2016. Ms. Jennings moved, seconded by Mr. Lang, to approve the meeting minutes as presented. Motion carried unanimously.

**Preliminary/Final Plans:**

- Sketch Plan/Final Land Development Plan – Mud College Country Store: Mr. Bert introduced both himself and Mr. Williams, the property owner. Mr. Lang questioned what they were planning on selling at the store. Mr. Williams said they are going to have soft ice cream and local vendors and crafters. Both Ms. Hare and Mr. Bailey read their review comments regarding the sketch plan. Mr. Bert explained a small flow treatment facility. He explained it is a self-contained unit that DEP approves and DEP says that when the water comes out of the treatment facility it is good enough to drink. Mr. Bert said they hope to submit the Final Land Development Plan in time to go before the Planning Commission at their May meeting. Since this is a sketch plan the Planning Commission does not take any action at this time.

- Revised Preliminary/Final Land Development Plans – Felty Investments, L.P. (d/b/a Gettysburg Tours, Inc.): Ms. Hare read her comment listed in her review letter dated March 24, 2016. Mr. Bailey presented their review comments to the Commission. Mr. Bailey said there is a waiver and modification that would need to be acted on prior to making a recommendation to the Board.

Waiver from SALDO 86.20.B(6) requiring that access drives shall not be located within 5 feet of a property line. Based on the fact that the driveway will cross the property line Mr. Bailey said they have no problem with the waiver. Mr. Lang moved, Mr. Roberts seconded the motion to approve the waiver requested. Motion carried unanimously.

Modification from SWM81-310.A.2.i[1] establishing a maximum basin embankment slope of 4:1. Mr. Bailey indicated they do not see any issue with this. Ms. Jennings moved, seconded by

Mr. Hawkins, to approve the modification of a slope of 4:1 to a 3:1 slope. Motion carried unanimously.

Ms. Jennings moved, seconded by Mr. Lang to conditionally approve the plan based on the comments of Wm. F. Hill and Associates letter dated March 24, 2016, plus recording documentation of the placement of the well and payment of administrative fees. Motion carried unanimously.

**Correspondence:** None

**Other Business:**

- Zoning Ordinance – supplemental standards for special uses: Ms. Smith explained what the supplemental standards are and requested the Planning Commission review for discussion at the May meeting.
- Zoning – draft of the overlay district for the 97 corridor: Ms. Smith said that the overlay district area will be located around the intersection of 15 and 97. Such uses that would be intensive in terms of transportation, facilities, water and sewer. She asked that the Planning Commission review this draft and if they have any other uses that concern them bring them to the May meeting for discussion.
- Proposed Zoning Amendment Discussion – Solar Farms: Ms. Smith said there was an interest by the Board based on some inquiries received about providing for the commercial solar farm use. Currently we do not have any provisions provided for solar farms. Any requests for same would automatically go before the Zoning Hearing Board. Ms. Smith reviewed the document and requested a recommendation or comments to the Board. Mr. Roberts moved, seconded by Ms. Jennings to recommend the Board of Supervisors to adopt the ordinance. Motion carried unanimously.

**Adjournment:** Ms. Jennings moved, seconded by Mr. Hawkins to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:23 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary