

**Mt. Joy Township
Planning Commission Regular Meeting
Wednesday, April 13, 2011**

Meeting Minutes

Present: Audrey Weiland, Chairman; Harry Tassou, Steve Wood, Paul Estavillo, Dennis Bowman;
Cindy Smith, Zoning Officer, Jon Kilmer, SEO; Susan Harbin, Secretary/Treasurer

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
Call to Order	Audrey Weiland presiding. Starting Time: 7:00 pm		
Announcements			
Approval of Minutes	Approval of the March 9, 2011 Meeting Minutes.	Mr. Estavillo moved, seconded by Mr. Bowman, to approve the March 9, 2011 Meeting Minutes. Motion carried unanimously.	
Review of Land Development Plans			
1. The Legends Family Entertainment Center, Horizon Group Conditional Use Hearing	Bob Sharrah, Sharrah Design Group, presented the Horizon Group application for Conditional Use and discussed Mt. Joy Twp requirement list. He is currently addressing these issues. See attached list. The Planning Commission is concerned about an outdoor stage drawn on plans presented. Mr. Sharrah commented he believed there were no plans for an outdoor stage and he would investigate.	Mr. Bowman moved, seconded by Mr. Estavillo, to recommend approval of the Horizon Group application for Condition Use to the Board of Supervisors, providing Mt. Joy Twp. listed requirements dated April 15, 2011 have been met. The Planning Commission also recommends that the Supervisors require a review of plans by local Fire Dept., State Police, and Emergency Management Services to satisfy fire and public safety concerns. Date of Conditional Use Hearing : Mon., 5/9, 7pm.	
Public Comments Dean Shultz	Mr. Shultz presented a zoning map indicating a 22 acre		

	<p>property he owns 80 acres on the corner of Harney Rd. and Hoffman Home Rd. which is currently zoned Rural Residential. He indicated his desire to change the zoning for this lot to Agricultural Conservation.</p> <p>Mr. Shultz also asked the PC if there was ever a follow-up on a previous conditional use application for Horizon Group and asked how the twp was handling code enforcement.</p>	<p>Supervisor Gormont was present at the meeting and said he would look into this.</p>	
Other Business			
1. Comprehensive Plan Review, Brad Trostle	<p>Mr. Trostle presented information regarding the last zoning changes; MTJ Land Use Assumptions Report (2006); a memo from Adams cty Planning with recommendation on zoning in MJT; and some information about historical areas in the twp.</p> <p>Ms. Weiland recommended that a representative from the White Run Regional Municipal Authority attend the next PC meeting to discuss sewer capacity that serves the northwest corner of MJT and future growth..</p>	<p>PC will review materials distributed by Mr. Trostle in preparation for next meeting.</p> <p>Ms. Weiland will contact WRRMA.</p>	
2. PC Meeting Goals	<p>Areas of Focus for the Planning Commission:</p> <ol style="list-style-type: none"> 1. Agricultural Preservation 2. Controlled Development, Water/Sewer Expansion 3. Business Development 4. Roads Maintenance and Expansion 		
3. Robert Gitt	<p>Discussed safety hazards operating a farm along Rt. 97. Mr. Gitt is concerned about the 3 different zoning areas for his property and how it affects his farm. He also reminded the PC the farm is his retirement investment.</p>		
Adjournment	<p>Meeting closed at 8:47 pm., next meeting is May 11th.</p>		

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer