

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, April 14, 2015**

**Meeting Minutes**

**Present:** Terry Scholle, Chairman; Sindy Jennings, Vice-Chairman; Curtis Hawkins, Fred Lang; Randy Bailey, Engineer; Susan Smith, Solicitor; Sheri Moyer, Secretary

**Absent:** Ken Roberts

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 requested that the members read and proof the minutes and get back to Ms. Moyer with any comments/revisions prior to the meeting so that the changes can be made and a final copy for approval is available at the meeting.

**Public Comments:** None.

**Approval of Minutes:** Planning Commission Meeting Minutes from March 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: Mr. Sharrah said that Freedom Valley Church, current occupant and lessee, wishes to purchase what is depicted on the plan as Lot 1 and Lot 3 immediately. However, the long term plan is to have them purchase Lot 4. They have no intention on building anything presently but that could change. The sewage exemption approval letter from DEP was received. The following waivers/modifications have been requested:

SALDO 86-13.C(17) and 86-28.B(1) The development is located within 1,000 feet of a public water service main and therefore documentation must be provided that the proposed lots can be served by the public water supply system. A waiver has been requested that the applicant does not have to obtain will-serve letters from the public water supply system. Mr. Lang moved, seconded by Ms. Jennings, to recommend the Board of Supervisors deny the waiver request of SALDO 86-13.C(17) and 86-28.B(1). Motion carried unanimously.

SALDO 86-17.I(1) this section required street trees to be planted along the road right-of-way. A modification of this section has been requested for Lot 3. Ms. Jennings moved, seconded by Mr. Hawkins, to recommend the Board of Supervisors approve this modification. Motion carried unanimously.

SALDO 86-20.B(6) No access drive shall be located within 5 feet of a property line. The applicant has requested a modification of this section allow for this item to be addressed during

future development of Lots 3 and 4. Ms. Lang moved, seconded by Ms. Jennings, to recommend the Board of Supervisors approve this modification. Motion carried unanimously.

SALDO 86-24.A this section requires the installation of property line markers. A modification has been requested to allow 5/8" x 30" long markers. Ms. Jennings moved, seconded by Mr. Hawkins, to recommend the Board of Supervisors approve this modification. Motion carried unanimously.

SALDO 86-27 this section establishes the requirements for installation of sidewalk where any subdivision is immediately adjacent to or within 1,000 feet of any existing subdivision having sidewalks. A modification of this section has been requested to defer the construction of sidewalk on Lot 3 until the lot is further developed in the future. Mr. Lang moved, seconded by Ms. Jennings, to recommend the Board of Supervisors approve this modification. Motion carried unanimously.

The Planning Commission members recommend the Board of Supervisors conditionally approve the plan. Mr. Scholle moved, seconded by Mr. Lang, to recommend the Board of Supervisors conditionally approve the plan subject to the satisfaction of the comments in the Township Engineer's letter dated April 7, 2015. Motion carried unanimously.

**Correspondence:** None.

**Other Business:**

- Zoning Ordinance – draft of definitions discussion: Ms. Smith indicated that some definitions have remained the same, some are newly added and some are modifications from what is currently in the Zoning Ordinance. She then identified terms that were defined by the Municipal Planning Code (MPC) and also those that were of particular interest or have been revised. She indicated that this will be an ongoing section as we move forward.

**Adjournment:** Ms. Jennings moved, seconded by Mr. Lang to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:37 pm.

Respectfully Submitted,

Sheri L. Moyer, Secretary