

**Mt. Joy Township  
Planning Commission Workshop Meeting  
Tuesday, February 21, 2012**

**Meeting Minutes**

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken, Eleanor Dehoff; 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
<b>I. Call to Order</b>	Starting Time: 700 pm		
<b>II. Business</b>			
Review of Comprehensive Plan	Discussion of differences for RR zoning verses AC zoning. RR can be subdivided into 3 acre lots, AC can be subdivided into 1 acre lots.		
1. Mt. Joy Township Historical Properties, Elsie Morey	<p>Mrs. Morey presented a list of possible historic districts for Mt. Joy Township, information on The Rock Creek/White Run Union Hospital Complex, National Park Service Presentation Plan adopted by Congress to establish park boundaries in 1890, a 6/14/2000 letter from the NPS to Mt. Joy Township addressing a Comprehensive Plan, a 5/28/2010 memo from Dean Shultz addressing Comparison of Historical District to Existing Zoning Ordinance, and various historical districts maps of Mt. Joy Township.</p> <p>During Mrs. Morey’s research, a 1752 map of Mt. Joy Twp (showing the houses and roads of that time period) was used to overlay the current MJT map, noting the historical areas of MJT.</p> <p>Possible Historical Districts for MJT:</p> <ul style="list-style-type: none"> <li>• The Manor of the Maske – home within this area are eligible to receive a Manor of the Maske plaque from the state.</li> <li>• National Park Historical District</li> <li>• Rock Creek White Run Union Hospital Complex Historic</li> <li>• List of homes on National Registry</li> </ul> <p>Ideas for possible historic districts:</p> <ul style="list-style-type: none"> <li>• Manor of the Maske</li> <li>• Rock Creek White Run Union Hospital Complex</li> <li>• Two Taverns</li> <li>• Germantown</li> </ul>		

	<ul style="list-style-type: none"> <li>• Mud College School</li> <li>• Agricultural Historic</li> <li>• Pine Bark Cemetery, Dayhoff, Ramsburg</li> <li>• Hoffman Home</li> <li>• Dague Road Agricultural Historic</li> <li>• St. James Church (Church of Christ)</li> <li>• Benner Farm, Mt. Joy Lutheran Church</li> <li>• Durbron property</li> <li>• Tollhouse (Yowell property) and round barn</li> <li>• Plunkert Rd, Newhart, Shoey</li> <li>• Berry Farm, Means property</li> <li>• Steele property</li> <li>• Updyke property, restored log home</li> </ul>
<p>2. Comments</p>	<p>Overlaying Village Historic zoning with Historic Preservation will restrict what type of business can be established in this zoning area as opposed to restrictions on building structure, not restricting the historic property itself or limiting it in any way. Surrounding properties are restricted around the historic property to preserve the area.</p> <p>Mrs. Morey is highlighting the very aspects of most of the history in MJT: the mill history, toll house history, civil war history, agricultural history, and architectural history.</p> <p>Mr. Bowman discussed how much zoning overlay is needed of the surrounding area of targeted historical preservation property.</p> <p>Mr. Estavillo commented that the Planning Commission may consider commissioning the Historical Cmte. to work under the direction of the PC. He also recommended concentrating on preserving/protecting existing historical properties as they stand today, before expanding preservation to past historical years (Civil War era and prior).</p>
<p>3. Zoning Code Section 110-25</p>	<p>Discussion for each member to review Section 110-25, Permitted Uses by District, of Zoning Code with the purpose to understand of preserving and have new buildings blend with historic area within VH zoning.</p>
<p>4. For Consideration of Recommendations to the Brd. of Supervisors</p>	<ul style="list-style-type: none"> <li>• The concept of expanding the Village Historic and Historic Preservation within MJT.</li> <li>• Overlay of zoning to be site specific and restriction of surrounding properties.</li> <li>• To readdress Section 110-25 of Code Book.</li> </ul>

<b>IV. Public Comments</b>			
Bob Gitt	Mr. Gitt presented information/history of TDRs and how his property became zoned into 2 separate zonings. He is suggesting members get a copy of the zoning map for MJT prior to the TDR era and rezoning.	Secretary will research for old zoning map.	
<b>V. Chairman's Comments</b>	Mr. Bowman requested that each committee member review each zoning area and permitted usage and where these areas are located within the Township, must understand thoroughly what each zoning area represents. Also review Condition Uses. Read pages 40 – 78 of the Comprehensive Plan.		
<b>VI. Adjournment</b>	Meeting closed at 8:28 pm, next regular meeting is March 13 <sup>th</sup> .		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer