

**MOUNT JOY TOWNSHIP SUPERVISORS
WORKSHOP MEETING MINUTES
Thursday, February 3, 2022
7:00 P.M.**

Call to Order-Roll Call was taken for every vote.

Public Hearing

An Ordinance amending the code of the Township of Mount Joy, Adams County, Pennsylvania, Chapter 110, Zoning, Section 110-111 definitions by revising definitions of manufacturing, light, manufacturing, heavy, and self-storage and adding definitions of distribution center, motor freight terminal storage, storage facility, truck stop and truck stop with major vehicle repair services; Section 301 Table of Uses to add distribution center, motor freight terminal, storage facility, truck stop and truck stop with major vehicle repair services uses; Section 110-402 specific requirements to revise subsection FF self-storage and to add requirements and standards for distribution center, manufacturing, heavy, manufacturing, light, motor freight terminal, storage facility, truck stop and truck stop with major vehicle repair services uses; and revising Section 110-603 table of off-street parking and loading requirements to provide parking and loading standards for distribution center, motor freight terminal, truck stop and truck stop with major vehicle repair services uses to amend the Zoning Ordinance to provide for warehouse, storage and truck-related uses and related definitions, standards and requirements.

Suspended Workshop Meeting and opened public hearing at 7:05 pm.

Dean Shultz-1610 Baltimore Pike-handout with concerns about draft ordinance and BPC District, and zoning for rural character

Tom Newhart-720 Plunkert Rd.-handout about warehouses

Sandy Yerger-175 Bulk Plant Rd.-agreed with previous comments; warehouses do not fit rural community

Omar Hottenstein-220 Spangler School Rd.-Warehouse should be conditional use only and have 300 ft setbacks

Public Hearing closed and Workshop Meeting reconvened at 7:31 p.m.

Public Comment-None

Business

- Draft ordinance (subject of public hearing). Supervisor Demas moved, seconded by Supervisor McCauslin to refer draft ordinance back to the Planning Commission for further discussion on setbacks, height, and scale of project. Motion carried, unanimously. Board clarified that Planning Commission is to reconsider setbacks, height and scale of distribution center and generally storage facility uses in light of public comments and other municipal ordinances.

- Zoning Ordinance amendments related to solar uses. The Board discussed outstanding standards (manufactured components certifying entity and well testing) modified in their draft. The certifying entity and well testing. Supervisor Demas moved, seconded by Supervisor Morley to refer their draft amendment ordinance to public hearing on March 17, 2022. Motion carried, unanimously.
- Zoning Ordinance amendments to parking requirements. Solicitor Smith reviewed the amendments. The first amendment was raised with a prior project and limits the grandfather condition allowance provision. The second amendment was raised by a consultant question and provides that the prohibition on stacked parking will not apply to dwelling uses. Supervisor Morley moved, seconded by Supervisor Scholle to refer the draft ordinance to public hearing on March 17, 2022. Motion carried, unanimously.

Executive Session (if necessary)

Adjournment. With no further business to be discussed by the Board, Supervisor Morley moved, seconded by Supervisor Scholle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:23 p.m.

Respectfully submitted by,

Shannon M. Hare
Secretary