

MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
Thursday, February 15, 2024

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance was taken by roll call. The meeting was called to order at 7:15pm.

Present: Christine Demas, Chairman; Bernie Mazer; Todd McCauslin; Sandy Yerger. Chad Yingling, Vice-Chairman was absent.

Also Present: Isaac Wakefield, Solicitor; Erik Vranich, Township Engineer; Myra Whatley, Assistant Treasurer.

A request was made to amend the agenda in accordance with the Sunshine Act to add a presentation toward the end of meeting regarding the Wade Run NID with discussion and consideration to allow the developer to advertise the public hearing at the cost and expense of the developer. A motion was made to approve the amendment by Supervisor McCauslin, seconded by Supervisor Yerger. Motion carried unanimously.

Public Hearing at 7:19pm

- Gettysburg Outlet Center, LLC application for conditional use for Home2Suites Hotel (continued public hearing)

The hearing began with the solicitor for Home2Suites calling Mr. Sharrah, Engineer, to address various concerns brought by the Board of Supervisors. Mr. Sharrah extended a request for capacity to White Run Municipal Authority, via Exhibit #4, and received a letter from them confirming available capacity. However, the connection to the gravity system will be placed at a different location. Exhibit #5 noted that the Traffic Impact Study found no adverse impact on the traffic to serve this site and recommended that the TIS can be approved by the Township. Another concern was a beacon which will be removed from the design and ensure that exterior lighting will comply with SALDO regulations.

Questions were raised over capacity, size of access road, permeable area and the flag lot concerns.

The Board of Supervisors will vote on the CU at the next meeting on March 21, 2024.

Hearing was closed at 7:37pm.

Public Comment None

Chairman Comments: We will be doing a newsletter, please let us know if there are topics to be addressed or if you would like to write an article. We still have some job openings, part-time for code enforcement and zoning and for secretary.

Approval of Minutes A motion was made by Supervisor Mazer and seconded by Supervisor McCauslin to accept the minutes for the BOS Regular Meeting Minutes from January 18, 2024 and the BOS Workshop Meeting Minutes January 24, 2024 (canceled), as written. Motion carried, unanimously.

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Solicitor's Report Solicitor Wakefield presented his report for the current month. Supervisor Mazer moved, seconded by Supervisor McCauslin, to accept the Solicitor's report. Motion carried, unanimously.

Engineer's Report Engineer Vranich presented his report for the period following the January regular meeting. Supervisor Mazer moved, seconded by Supervisor McCauslin, to accept the Engineer's report. Motion carried, unanimously.

Omnibus Motion to Accept the Following:

Report from Roadmaster, Treasurer, Police Report, Zoning Officer and Code Enforcement Officer's Report, Planning Commission's Report, Correspondence, Land and Seas' Report and Open Records Officer's Report. Supervisor Mazer moved, seconded by Supervisor Yerger, to accept reports. Motion carried, unanimously.

Business

Resolution #9 to update "Administrative Fee Schedule", Supervisor Mazer motioned to accept, seconded by Supervisor McCauslin. Motion carried, unanimously.

Acceptance of James Kane's resignation from the Zoning Hearing Board. Motion to accept by Supervisor McCauslin, seconded by Supervisor Mazer. Motion carried, unanimously.

Acceptance of Resolution #10 to appoint Christopher Waybright to the Zoning Hearing Board for the remaining vacancy term to expire December 31, 2024. Supervisor Yerger motioned to accept Resolution #10, seconded by Supervisor McCauslin. Supervisor Mazer is opposed due to the recent request for land conservation money to be offered to some of Mr. Waybright's property. A motion to appoint Mr. Waybright was again offered by Supervisor McCauslin and seconded by Supervisor Yerger. Roll call vote: Supervisor McCauslin, Supervisor Demas and Supervisor Yerger voted in support. Supervisor Mazer: no. Motion carried.

Acceptance of Resolution #11, Disposition of Records from 2017 to be destroyed. Motion for acceptance by Supervisor Mazer and seconded by Supervisor McCauslin. Motion carried, unanimously.

Approval of Per Capita Returns Report. A motion to send Report to a collection agency was made by Supervisor McCauslin, seconded by Supervisor Mazer. Motion carried, unanimously.

Approval of Deletion from Tax Duplicate for 2023 County Taxes. A motion was made by Supervisor Mazer, seconded by Supervisor McCauslin. Motion carried, unanimously.

Authorization to advertise an ordinance to expand the Zoning Hearing Board from three members to five members. A motion was made by Supervisor Mazer, seconded by Supervisor Yerger. Motion carried, unanimously.

An exemption was requested from the Chapter 68 septic pump for 365 Bowers Road due to vacancy of the property. Supervisor Mazer moved to exempt pumping for the next three years. Supervisor McCauslin seconded the motion. Motion carried, unanimously.

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The appointment of Supervisor Demas as the Interim Open Records Officer was changed to appoint Sheri Moyer. A motion to appoint Sheri Moyer as Interim Open Records Officer was made by Supervisor McCauslin and seconded by Supervisor Mazer. Motion carried, unanimously.

A motion was offered to discontinue any township policies or forms related to organized private bicycle events except to the extent they are required by ordinance or other applicable law. The motion was made by Supervisor Mazer and seconded by Supervisor McCauslin.

The settlement of Mt Joy Township v Potter was tabled to an executive session.

A motion to set the township office hours to Monday-Friday 10AM-1PM was made by Supervisor Mazer and seconded by Supervisor McCauslin. Motion carried, unanimously.

A motion to approve the hire of Michael Golden for a full-time position on the road crew at \$18.00/hour was made by Supervisor McCauslin and seconded by Supervisor Mazer. Motion carried, unanimously.

A motion to authorize the bond counsel to entertain proposals from banks with trust practices to serve as successor trustee to ACNB under the indenture securing the Township's outstanding NID bonds was made by Supervisor Mazer and seconded by Supervisor McCauslin. Motion carried, unanimously.

There was a presentation of the Links Wade Run NID which included a discussion for a motion to allow the developer, at his expense, to advertise a public hearing on March 21, 2024, with the required approval of the notice by township secretary and Solicitor. The motion was made by Supervisor Mazer and seconded by Supervisor McCauslin. Motion carried, unanimously.

A motion to adjourn the public meeting was made by Supervisor Mazer at 10:10pm, seconded by Supervisor McCauslin.

An executive session was held immediately to discuss various litigations and concluded at 10:54pm.

Respectfully submitted,
Sandy Yerger
Interim Secretary