

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
FEBRUARY 17, 2022 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the StartMeeting platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle, Vice Chairman; Dr. Judy Morley; Todd McCauslin, Christine Demas

Also Present: Susan Smith, Solicitor; Erik Vranich, Township Engineer; Melissa Zirkle, Administrative Assistant; Shane Wise, Road Crew; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

Public Hearing and Action on Kinsella ASA Application: The purpose of the public hearing is to review and receive public comment on an addition to Mount Joy Township's Agricultural Security Area proposed by the David T & Mary D Kinsella. The address is 375 Bowers Rd Littlestown. The parcel ID is 30H16-0005B and it is 28.38 acres. There was no public comment. Supervisor Demas moved, seconded by Supervisor Morley to approve the addition of 375 Bowers Rd to Mount Joy Township's Agricultural Security Area. Motion carried, unanimously.

Announcement: There was an executive session on January 20, 2022, from 11:40-12:50 p.m. (Personnel, litigation – (Brookview Land Use Appeal), potential litigation)

Chairman/Vice-Chairman Comments: Chairman Mazer commented that everyone is always angry and taking offense. He asked why it is so hard to be nice. He went on to explain how a meeting should be conducted, that public comment should not interrupt the Board. He also explained the membership of the ASA Board. There are two members who are farmers, a resident of the Township, and a member of the Board, who is automatically Chairman of the ASA. He announced that he has appointed Supervisor Scholle to the ASA in place of former supervisor Updyke. Chairman Mazer and Vice-Chairman Scholle met with Comcast representatives who have offered interested persons a free trial of fast internet service. Chairman Mazer spoke about his "road trip" with Roadmaster Wise. He said it was very educational. There are a number of watch children signs that have faded and will be replaced. His final comment was regarding the ARPA funds. Another Township has started to spend their funds, but the Treasury is not making their final rules until April 30, 2022.

Vice-Chairman Scholle comments that he is a part of two organizations, YATB & ACTCC. He also volunteered to be a part of the appeals board sub-committee of the ACTCC.

Public Comment. -None

Persons requesting time on the agenda:

SEK & Co. 2021 Audit presentation. Teena Curnow from SEK presented the 2021 audit results. She handed out copies of the DCED report which was filed electronically with the State by SEK. The audit was a good clean audit. There is no need to modify. Overall, a positive year. Ms. Curnow thanked Assistant Treasurer Melissa Zirkle for her assistance.

Approval of Minutes

- Regular Meeting Minutes, January 20, 2022. Supervisor Morley moved, seconded by Supervisor Scholle to approve the minutes. Motion carried, unanimously.

- Workshop Meeting Minutes, February 3, 2022. Supervisor Demas moved, seconded by Supervisor McCauslin to approve the minutes. Motion carried, unanimously.

Solicitor's Report. Solicitor Smith presented her report. Supervisor Morley moved, seconded by Supervisor Scholle to accept the Solicitor's Report for the period following the January regular meeting. Motion carried, unanimously.

Treasurer

- Approval of Monthly Finance Report. Supervisor Scholle moved, seconded by Supervisor Morley to approve the Monthly Finance Report for January 2022. Motion carried, unanimously.
- Approval of Bills Paid Report. Supervisor Morley moved, seconded by Supervisor Scholle to approve the Bills Paid Report for January 2022. Motion carried, unanimously.

Police Report. Supervisor McCauslin moved, seconded by Supervisor Morley to accept the January 2022 Police Report. Motion carried, unanimously.

Roadmaster's Report. Roadmaster Shane Wise reported that there were three snowstorms in January. They only had three drivers for each storm due to COVID. He had some quotes that he put before the Board for a sprayer for herbicides and for the salt brine upgrade. The brine tank and truck are still broken down. The chipper also broke down, so they will be renting one for a month.

Supervisor Scholle moved, seconded by Supervisor Demas to accept the Roadmaster's report for January 2022. Motion carried, unanimously.

Engineer's Report. Mr. Vranich presented his report. Supervisor Morley moved, seconded by Supervisor Scholle to accept the Engineer's Report for January 2022. Motion carried, unanimously.

Zoning Officer and Code Enforcement Officer's Report. Supervisor Morley moved, seconded by Supervisor Demas to accept the Zoning and Code Enforcement Officer's Report for January 2022. Motion carried, unanimously.

Planning Commission's Report. Supervisor Morley moved, seconded by Supervisor Scholle to accept the Planning Commission Report for February 2022. Motion carried, unanimously.

Land and Sea Report. Supervisor McCauslin moved, seconded by Supervisor Morley to accept Land and Sea's Permits and Inspections Report for January 2022. Motion carried, unanimously. The Board acknowledged the UCC third quarter report.

Open Records Officer's Report- There were a number of Right-To-Know Requests received by the Township. The requests and disposition were reported-on the agenda.

Fire Company Reports

- Supervisor Morley moved, seconded by Supervisor Demas to accept Fire Companies' reports for January 2022 and to disburse the third and fourth quarter funds to Alpha. Motion carried, unanimously.

Correspondence

The following correspondence was acknowledged:

- Letter dated January 18, 2022 from Wm. F. Hill & Assoc. announcing that they are joining Keller Engineers, Inc.
- Letter from Pennsylvania American Water offering Environmental Grant Program.

- Letter dated January 31, 2022 from PSATS regarding educational programs.
- Letter dated February 3, 2022 from Adams County Sheriff's Office regarding changes to the Sheriff's Sale process.
- Letter dated February 1, 2022 from Keller Engineers regarding billing contact information.
- Letter from Adams County Election & Voter Registration regarding elected officials contact list
- **Subdivision/Land Development Plans-** Final Minor Subdivision Plat for Donald G. Titus– The Board acknowledged receipt of a written extension (first extension). The extension letter extends the review time until March 20, 2022, so that the County has their full 30 days for review. The plan is tabled until the March meeting.

Committee Reports

- Personnel: (Mazer and Morley). No report
- Finance: (Scholle and Demas) Supervisor Scholle said that the finance committee met with Bruce & Melissa. Supervisor Demas would like to do a five-year plan.
- American Rescue Plan Act: (McCauslin). No report.

Business

- Reaffirm email poll for application of pending ordinance doctrine to pending solar use Zoning Ordinance amendments ordinance. This is a court-made doctrine only applicable to a zoning ordinance or zoning ordinance amendment. Following the announcement of the intent to adopt a certain ordinance and scheduling of public hearing on the proposed ordinance, the pending ordinance would be applied to subsequent applications. The Board must take affirmative action to apply the doctrine, it is not automatic. Supervisor Morley moved, seconded by supervisor Scholle to reaffirm email poll for application of the pending ordinance doctrine to the pending solar use Zoning Ordinance amendments ordinance. Motion carried, unanimously.
- Appointment of Dean Shultz to and as Chairman of the Vacancy Board. Chairman Mazer appointed Dean Shultz as Chairman to the Vacancy Board.
- Appointment of Terry Scholle to Adams County Council of Governments. Chairman Mazer appointed Supervisor Scholle to the Adams County Council of Governments.
- Set date for Public Hearing on Conditional Use for Green Pallet, LLC. The proposed use is light manufacturing. The Board set the date for public hearing on April 7, 2022 at 7:05 p.m. The Board authorized the Zoning Officer to send notices of the public hearing to the adjacent property owners. The Board authorized Township Engineer Erik Vranich to also review the application.
- Purchase Resolution-Discussion and approval. Supervisor Morley moved, seconded by Supervisor Demas to approve the resolution authorizing the Township Secretary and Roadmaster to make purchases not to exceed \$1,500 upon consultation with the Chairman or Vice Chairman. The Township Secretary and Roadmaster must report all purchases over \$750 to the Board of Supervisors. Motion carried, unanimously. Resolution 10 of 2022.
- Future Stormwater Management Projects-Mr. Vranich said that he and Roadmaster Wise looked at two project sites: 348 Straleys Rd and 130 Spangler School Rd. These could be possible projects for next year or the following year. There is a history of flooding at both locations. Supervisor Morley

moved, seconded by Supervisor Demas to proceed with the surveying and permitting process. Motion carried, unanimously.

- **Historic Preservation Task Force.** Supervisor Demas said that they identified a lot of historic things in Mt Joy. They talked about their goals for the task force. They want to meet monthly. There are three objectives; identify & catalog what Township has, advisory role, & economic development. There was talk about Pine Bank Cemetery, which is owned by the Township. Elsie Morley said that the Daughters of the American Revolution (DAR) put the flags on the grave sites.
- **Trucking/Storage/Distribution uses draft Zoning Ordinance amendment ordinance.** The Board decided to self-revise the amendments and provide comments to Solicitor Smith by March 7, 2022. They would revisit the ordinance amendments at the March 17, 2022 meeting.
- **Executive Session.** The Board announced its intention to enter into executive session.
- **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 9:44 p.m.

Respectfully submitted by,

Shannon M. Hare
Secretary