

## **JUNE 9, 2010 PLANNING COMMISSION REGULAR MEETING:**

The Mount Joy Township Planning Commission met this date for its Regular Meeting, as publicly advertised, beginning at 7:00 p.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325, with Harry Tassou presiding. Others in attendance were: Audrey Weiland, and John Skiles; and Victoria Behnke, Secretary.

### **Minutes:**

Ms. Weiland moved, seconded by Mr. Skiles, to approve the minutes of the May 12, 2010 meeting. Motion carried unanimously.

### **Correspondence:**

A letter was received from Solicitor Susan Smith dated May 21, 2010 regarding proposed amendments to the Zoning Ordinance. A letter was received from the Mount Joy Township Board of Supervisors dated May 26, 2010 requesting the Planning Commission provide reasons for their recommendation to change the zoning at Hickory Road and Route 97. A letter was received from the Mount Joy Township Board of Supervisors dated May 26, 2010 regarding Solicitor-proposed amendments to the Zoning Ordinance for Living History Centers and Floodplain Management ordinance. A letter was received from the Mount Joy Township Board of Supervisors dated June 4, 2010 requesting that the Planning Commission review and update the Mount Joy Township Zoning Map.

### **Sketch Plans:**

None

### **Preliminary Plans/Final Plans:**

None

### **Final Plans:**

None

### **Land Development Plans:**

None

### **Other Business:**

1. Solicitor-proposed amendment to Zoning 110-20, to provide for No-Impact Home-Based Businesses: Ms. Weiland moved, seconded by Mr. Hallberg to recommend approval of the amendment to Zoning ordinance 110-20, with corrections to the date in section 2, and suggest that the Supervisors have the Solicitor provide a written legal review based on the issues addressed by the Adams County Planning Commission in their June 4, 2010 letter. Motion carried unanimously.
2. Solicitor-proposed amendment to Zoning 110-17, to conform the conditional use procedures to the Pennsylvania Municipalities Code: Ms. Weiland moved, seconded by Mr. Skiles to recommend approval of Zoning 110-17 for the conditional use process as written by the Solicitor. Motion carried unanimously.
3. Provide statement to the Supervisors for recommended change of zoning at Hickory Road and Route 97: The parcel was zoned IC to accommodate the oil tank-holding facility that was there. The Planning Commission believes that converting to VH would keep it consistent with the neighboring zoning and would not jeopardize the current business that is there. The Planning

Commission thinks it is important to take a pre-emptive action now in order to safeguard the surrounding area.

4. Review changes to Permitted Use Table – Living History Center: The Planning Commission will send a letter to Heidi Benner encouraging her on her Girl Scout Gold Award project for a Living History Museum on her family farm. They would like to know from her what her future plans are for the museum and provide information to the Planning Commission as a consultant. This agenda item will be tabled for the next meeting agenda.
5. Review consolidation of Floodplain ordinance: The floodplain ordinance is referred to in chapter 110 as well as the stand-alone ordinance in chapter 35. If a person wanted to make an appeal, they would have to appear before both the Board of Supervisors and the Zoning Hearing Board. Mr. Skiles moved, seconded by Ms. Weiland, to ask the Solicitor to correct this issue so that appeals would not be addressed under two boards. Motion carried unanimously.
6. Bob Sharrah and Fred Bitzel: Addressed the Planning Commission regarding the changes to the approved Fairview Farms plan. Mr. Sharrah received comments from Eric Mains, Township Engineer and presented them to the Commission. The Planning Commission will be reviewing the new plans at the July 2010 meeting.
7. Plan for review and update of Mount Joy Township zoning map: Mr. Hallberg requested that all Planning Commission members receive a copy of the Township Comprehensive Plan and the previous survey to get a basis for updating the zoning map.

**Public Comment:**

Eileen Holmes is concerned that Mr. Sharrah presented plans for Fairview Farms without being on the agenda.

**Adjournment:**

With no further business to come before the Commission, the meeting was adjourned at 8:40 p.m. this date.

Respectfully submitted,

Victoria Behnke  
Secretary/Treasurer