

**Mt. Joy Township
 Planning Commission Regular Meeting
 Tuesday, March 13, 2012
 7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman, Steve Wood, Bernie Huesken
 Gil Clark, Supervisor Liaison, 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
I.	Call to Order	Starting Time: 7:00 pm		
II.	Announcements	Chairman Bowman		
III.	Approval of Minutes	Approval of the Feb. 14, 2012 Regular Meeting Minutes. Item Number 3 added to Mikesell Land Development Section, under PC recommendations: Paving of parking lot for retail business - no waiver of paving of parking lot would be granted. Approval of the Feb. 21, 2012 Workshop Meeting Minutes.	Mrs. Dehoff moved, seconded by Mr. Huesken to approve the Regular Meeting Minutes with revision. Motion carried unanimously. Mr. Bernie moved, seconded by Mrs. Dehoff, to approve the Workshop Meeting Minutes as presented. Motion carried unanimously.	
IV.	Preliminary/Final Plans			
	A. Paul M. Mikesell Land Development Extension Request	Ed Mort of GHI Engineers & Surveyors presented a request for a 90 day extension of the review time for the Paul M. Mikesell Preliminary/Final Land Development Plan. MJT Zoning Officer and Twp. engineer concur that it appears the applicant is working to address deficiencies within the submitted Land Development Plan and recommend the PC accept this extension request.	Mr. Huesken moved, seconded by Mrs. Dehoff, to recommend to the Board of Supervisors approval of a 90 day extension for the Mikesell Preliminary/Final Land Development Plan. Motion carried unanimously.	Forward to Supervisors' Regular Mtg., 3/15/12.
V.	Other Business			
	A. Rezoning Property,	Marvine Jenkins, Long & Foster Realtor,	The Planning Commission has listened to Mr. Gitt's	

	<p>Bob Gitt</p>	<p>represented Bob Gitt in a request to the PC for rezoning of an area of Mr. Gitt’s farmland. His farm, located along Rt. 97 and Mud College Rd., is divided into 2 zones. A large portion is Village and a small section (2 lots) is zoned RR. Originally, the entire farm was zoned Village, but were rezoned into AC and RR. Request to rezone the entire farm back to Village, or rezone the 2 lots (grandfather them in) back to the original 1.5 acres so that these lots can be sold as buildable lots.</p>	<p>request and is aware of the situation. The PC plans to give a report to the Supervisors in May, once the PC has finished reviewing the Comprehensive Plan, and will address Mr. Gitt’s concerns. The intention is to have an answer for Mr. Gitt by the end of the summer.</p>	
	<p>B. Rezoning Property, Dean Shultz</p>	<p>Mr. Shultz addressed a letter to the Supervisors, dated 3/7/12, requesting regarding rezoning of his property to AC.</p>	<p>The PC will respond to Mr. Shultz with a letter stating they have reviewed and will consider his request.</p>	<p>Secr. to type letter and send to Chairman.</p>
	<p>C. Recreation Space Ordinance</p>	<p>Existing Ordinance of Open Space and Recreation Areas, Section C Recreation Lands states that 3 acre lots in RR zoning do not need a recreation area, and 1 acre lots in AC zoning do not need a recreation area. Currently, only Single Family Residential (SFR) Zoning requires Recreation Area. The Supervisors have asked the PC to review and recommend suggestions for recreation space in SFR zoning. They are asking for a recommendation prior to the April 19th Supervisor’s Regular Meeting.</p> <p>Mr. Bowman suggested not to spend time on recreation area for SFR until after finalizing review of the Comprehensive Plan, which should be finished in May.</p> <p>Comments:</p> <ul style="list-style-type: none"> • Recreation areas for developer would depend on the size of the development. • Upkeep of recreation areas should be handled under a Home Owner’s Assoc. 	<p>Mr. Bowman moved, seconded Mrs. Dehoff, to ask the supervisors to wait until the Comprehensive Plan for MJT is finalized. Motion carried unanimously.</p>	
	<p>D. Comprehensive Plan</p>	<p>Comments:</p> <ul style="list-style-type: none"> • Development growth is limited due to access of water. • To preserve agriculture and avoid residential sprawl, must consider Conservation By Design, clustering lots to 1 side or 1 area of farm, leaving the rest of farm for open agricultural land. 		

		<p>Clustering of lots to one side of farmland for AC zoning subdivision is strongly suggested.</p> <ul style="list-style-type: none"> • Discussion of different zoning for The Links; RR vs. Mixed Density Residential (MDR), for expansion of possible commercial/business growth. e.g.: gas station/convenience store. • Discussion if entire RR zoning needs to be edited to make consistent with the Comp Plan and adopted into an Ordinance. • By removing RR from most of MJT, development could increase by allowing 1 acre lots for building instead of 3 acre lots. 100 acres would be allowed 10 1acre lots. Development would be controlled into specific areas by clustering, and allowing a few small designated RR areas in the Twp. • Allow for growth of RR in upper corner of MJT, upper side of Rt. 15, and possibly around The Links for expansion. <p>Mr. Bowman will speak with Adams County Planning & Development to discuss RR zoning in The Links and how RR needs to be consistent with the Comprehensive Plan, and will write an executive summary, organize a recommendation for the Board of Supervisors and make suggests for changes to be adopted into Ordinances.</p>	
VI.	Adjournment	Meeting closed at 8:38 pm, next Meeting on April 10, 2012.	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer