

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, May 10, 2016**

Meeting Minutes

Present: Terry Scholle, Chairman; Sindy Jennings; Ken Roberts; Susan Smith, Solicitor; Sheri Moyer, Secretary

Absent: Fred Lang; Vice-Chairman; Curtis Hawkins

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.

Call to Order: Starting Time: 7:00 pm

Chairman Comments: None.

Public Comments: None

Approval of Minutes: Planning Commission Meeting Minutes from April 12, 2016. Mr. Roberts moved, seconded by Ms. Jennings, to approve the meeting minutes as presented. Motion carried unanimously.

Preliminary/Final Plans: None.

Correspondence: None

Other Business:

- ASA Applications for:
 - David T. & Mary D. Kinsella, 301 Bowers Road, Littlestown, Pennsylvania
 - Paul Renner, 85 Hickory Road, Littlestown, Pennsylvania
 - Jeanne Yealy, 1038 Harney Road, Littlestown, Pennsylvania

Ms. Smith said that the law says that if someone has a history or proposed intent to make agricultural use of the property or the property falls within a soil classification that is suitable for agriculture then that is as far as the Board needs to go in order to approve the agriculture security area. In this case, these are all additions and they all are either agricultural soils or agricultural uses already. Ms. Jennings moved, seconded by Mr. Roberts, to recommend the Board of Supervisors approve the proposals for an Addition to an Agricultural Security Area of Mr. and Mrs. Kinsella, Mr. Renner and Ms. Yealy. Motion carried unanimously.

- Proposed Zoning Amendment - Solar Farms Discussion: Ms. Smith said the proposed ordinance reflects the comments and modifications that were discussed during the public hearing and also County comments. She said the Board received, for the public hearing, written comments and several of those are incorporated in the document. She walked them through the document pointing out the changes made. Ms. Smith said the Board set the public hearing for

June 16, 2016. Mr. Scholle moved, seconded by Ms. Jennings to recommend the Board of Supervisors adopt the revised ordinance. Motion carried unanimously.

- Zoning Ordinance – Supplemental Standards for Special Uses: Ms. Smith said the first use they are going to be looking at is Adult Use. She went through the document explaining the purpose statement, the application process for conditional use and the standards that would need to be met. Mr. Roberts moved, seconded by Ms. Jennings to recommend the Board of Supervisors accept these changes that were explained in the Adult Use document. Motion carried unanimously.

- The second document Mr. Smith went through was for the standards for outdoor recreational uses starting with a Recreational Facility – Outdoor. The Board decided this use would be a permitted use in the Corridor District. As Ms. Smith was reviewing the document Mr. Scholle stated he would like to see Paint Ball added as an excluded use. The next set of standards were for a Racetrack (motorized vehicles of any type, including but not limited to, cars, trucks, go-carts, motorcycles, all-terrain vehicles) and the last set of standards were for a Target Range. Ms. Jennings moved, seconded by Mr. Roberts, to recommend the Board of Supervisors accept the recreational facility – outdoor section. Motion carried unanimously.

- Zoning – draft of the overlay district for the 97 corridor: Ms. Smith explained that an overlay district functions as a zoning district and is a supplemental layer of regulations where it applies. So all of the underlying regulations for the corridor district apply and, if the overlay is applicable in that area, then there is another set of regulations to comply with. She indicated that she modified the corridor language and added a new section entitled Baltimore Pike Corridor Overlay. The new proposed overlay district would include adult uses, truck terminals, new junkyards and gas stations. Ms. Jennings moved, seconded by Mr. Roberts, to recommend the corridor overlay section to the Board of Supervisors. Motion carried unanimously.

Adjournment: Mr. Scholle moved, seconded by Ms. Jennings, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:27 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary