

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, May 10, 2022**

Meeting Minutes

Present: Kim Birkhead, Chairman; Dan Moore, Vice-Chairman; Kenneth Mutzabaugh (via ZOOM); Bubba Grimm; Chris Burne

Also Present: Susan Smith, Solicitor; John Golanoski, Township Engineer; Shane Wise, Roadmaster; Zac Fringer, Road Crew; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

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. In addition to being in person, the meeting was also accessible by remote ZOOM platform.

Call to Order

Public Comments-None

Approval of Minutes. Mr. Moore moved, seconded by Mr. Mutzabaugh to approve the minutes for March 8, 2022. Motion carried, unanimously. Mr. Moore made an announcement that he understands that the community was concerned about his whereabouts when he did not attend the Planning Commission meeting in April. He said that he heard about text messages and “search parties”. He stated that he is a business owner and had an unexpected business conflict. He said that he is part of the community, that the Planning Commission are volunteers, and he donates his meeting pay back to the Township, that’s how much he cares about this community. He said that if he is not available for a Planning Commission meeting, it is for a good reason, so there is no need for the community concern of his well-being.

Subdivision and Land Development Plans.

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community. Mr. Golanoski stated that while there were a number of comments on the Township Engineer’s review letter, many will remain until the conclusion of the plan review process. Mr. Klein stated that he and his engineer had no problems with the comments on the Township Engineer’s letter. They felt that they were comments that were easy to address, just dotting I’s and crossing T’s. Mr. Klein walked through the Zoning Officer’s review comments. He agreed that the first comment could and would be addressed. Comment number two dealt with Aqua and them setting the rates. Solicitor Smith noted that applications for the expansion of service territory for both water and sewer services must be obtained from the PUC, but that the Township had only been noticed of an application for a certificate of public convenience for water services. She also noted that such third- party agency approval would be the proper subject of a condition. There was disagreement between Mr. Klein and Solicitor Smith on whether or not Aqua filed an application for the sewer. Mr. Klein addressed comment three related to Master Association documents and stated they would be submitted at the time of the final plan. Comment four related to the previously subdivided “homestead lot” and intent to develop it as a commercial lot. Based on prior mixed messages about the intent to abandon the conditional use for a hotel/conference center, Solicitor Smith asked Mr. Klein to confirm the intended use of the lot. Mr. Klein said that he believes that the commercial lot has gone away and understands that that changes the landscape requirements for the subdivision plan. He said that he will work with the Zoning Officer and Township Engineer to ensure compliance. Comment five is related to mailboxes. Mr. Klein said that he will communicate with the post office to ensure that he is in accordance with their requirements. Comment six is related to lighting. Mr. Klein wants to have the zoning officer

and engineer meet with his lighting engineer from YESCO to ensure compliance with this requirement. Comment seven is related to the trail system. Mr. Klein said that he plans to extend the trails through this development, but that he will not be creating a “beltway” through this development. Solicitor Smith noted that because the plan depicts a modification from the approved conditional use plan, there are Zoning Ordinance requirements that Mr. Klein needs to follow for this modification. Comment eight is related to having a landscape architect’s seal on the plan. Mr. Klein said that was no problem. Comment nine is related signage and Mr. Klein understands that a permit is required if he plans to have signage. The final comment is related to the traffic study update requirement which Mr. Klein said that he understands that that needs to be resubmitted every three years. Mr. Klein said that overall he believes that the comments that are on the zoning officer and engineer letters can be addressed and he asked the Planning Commission to consider conditional approval pending satisfactory completion of all comments on both review letters, Aqua (PUC) approval and PennDOT approval Mr. Moore moved, seconded by Mr. Grimm to recommend approval of all requested modifications and waivers and preliminary plan approval with conditions: satisfaction of the Zoning Officer and Engineer review letters both dated May 9, 2022; PUC certificates of public convenience to Aqua companies to provide water and sewer services; and PennDOT HOP; Motion carried, unanimously.

- Solicitor Smith noted that, based on a decision of the Supreme Court, Mr. Klein needs to offer a justification for every waiver and modification to the Board of Supervisors.
- Brookview Solar I, LLC-Solar Project Preliminary Land Development Plan Agricultural Conservation Zoning District. The applicant sent a letter dated May 10, 2022 asking that the plan be tabled until the June Planning Commission meeting.

Business.

- Jeffcoat ASA Application. Solicitor Smith explained the ASA law and the steps to approve an application. The ASA requires a recommendation from the Planning Commission. Mr. Moore moved, seconded by Mr. Grimm to recommend that the Board add 265 Maryland Line Rd to the ASA. Motion carried, unanimously.

Adjournment. With no further business, Mr. Moore moved, seconded by Mr. Burne to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:36 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary