

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, May 13, 2014**

Meeting Minutes

Present: Eleanor Dehoff, Chairman; Terry Scholle, Vice-Chairman, Curtis Hawkins, Fred Lang, Sindy Jennings, Cindy Smith, Zoning Officer, Sheri Moyer, Secretary

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: Ms. Dehoff announced that Mr. Huesken, who has been a member of the Planning Commission, has resigned due to personal health reasons and introduced Sindy Jennings who will complete Mr. Huesken's term.

Public Comments: None

Approval of Minutes: Approval of the April 8, 2014 Meeting Minutes. Mr. Lang moved, seconded by Mr. Scholle, to approve the Meeting Minutes as presented. Motion carried unanimously.

Preliminary/Final Plans: Samuel Dayhoff – Agricultural Building Construction Plan.

Mr. Sharrah stated the plan is for a hay storage building 60 x 100 square feet. No electric, no water. In close proximity to his existing buildings. Those buildings are approximately 500 feet away from the nearest boundary line or nearest stream.

Mr. Vranich stated that the first item to address is that the developer is requesting a waiver from SALDO 86-10 requirement for a preliminary plan submission. The developer is seeking to have a one step process and have the plan be a preliminary/final subdivision plan. Mr. Lang moved, seconded by Mr. Hawkins to approve the waiver of the preliminary plan requirement and to allow a single preliminary/final plan submission. Motion carried unanimously.

Ms. Smith stated she had two comments from a zoning point regarding setbacks from Rock Creek and Alloway Creek. Mr. Sharrah stated he would have the setbacks located on the revised plan for the Board of Supervisors.

Mr. Vranich stated he had four comments that he felt needed to be addressed prior to approval of the plan. They are number(s) 5. Erosion and Sediment control plan, 8. Owner signature block, 10. Non-Building Waiver, and 15. Cumberland Township. Mr. Sharrah stated he wrote a letter to Cumberland Township requesting that they respond and let him know if they wanted to review the plan. After not getting any response he contacted the Cumberland Township Zoning officer

who indicated that he will be sending Mr. Sharrah a letter that Cumberland Township does not need to review the plan.

Mr. Lang moved, seconded by Mr. Scholle, to conditional approval pending resolution of the Zoning Officers comments number(s) 1 and 2 of May 6, 2014 and resolution of the Engineer's comments of May 6, 2014 specifically number(s) 5, 8, 10 & 15. Motion carried unanimously.

Other Business: Samuel Dayhoff – Non-Building Waiver Mr. Vranich explained that this is a document that has to go with the plan and in this case they are proposing no new sewage generation so the DEP Non-Building Waiver is the appropriate document. All that the Planning Commission is acknowledging is that the plan is generally consistent with the Zoning Ordinance. They are in the correct zone, it is an approved use in the zone. Mr. Scholle moved, seconded by Hawkins, to approve the Non-Building Waiver as presented. Motion carried unanimously.

Correspondence:

- Letter dated April 23, 2014 from Ms. Smith to Carroll Crum granting approval of the plan as submitted
- Letter dated April 25, 2014 from Ms. Smith to Links at Gettysburg conditionally approving the submitted plan

Adjournment: With no further business to come before the Board, meeting was adjourned at 7:37 pm. Next meeting will be Tues., June 10th.

Respectfully Submitted,

Sheri L. Moyer, Secretary