

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, April 10, 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
<b>I.</b>	<b>Call to Order</b>	Starting Time: 7:00 pm		
<b>II.</b>	<b>Announcements</b>	Chairman Bowman		
<b>III.</b>	<b>Approval of Minutes</b>	Approval of the March 13, 2012 Regular Meeting Minutes.	<b>Mr. Estavillo moved, seconded by Mr. Huesken to approve the Regular Meeting Minutes with revision. Motion carried unanimously.</b>	
<b>IV.</b>	<b>Preliminary/Final Plans</b>	No plans for this meeting.		
<b>V.</b>	<b>Other Business</b>			
	A. Sheetz, Inc. – Conditional Use Application	A Conditional Use application has been submitted. Property is located in a limited commercial district which allows for a fast food restaurant, but a Conditional Use is needed for an auto/gas station as stated in Zoning Ordinance Section §110-34.  <ul style="list-style-type: none"> <li>• Charles Suhr, Attorney for Sheetz, presented design for new Sheetz store at the corner of Rt... 15 and Rt. 97.</li> <li>• Brian Soyka, Sheetz Engineering/Permits Manager, explained the operational aspect of</li> </ul>	<b>Mr. Huesken moved, seconded by Mr. Bowman, to recommend to the Board of Supervisors a Public Hearing for the Sheetz Condition Use of an auto/gas station, with no objections to the Conditional Use application, with only concerns for additional traffic impact.</b> <b>Vote:</b> <b>Aye – Mr. Bowman, Mr. Huesken</b> <b>Abstain – Mr. Estavillo</b> <b>Motion carried.</b>	

		<p>the business: food and gas sales, 24 hr. operation, 40-45 new jobs created. Type of signs used will be determined by MJT ordinances.</p> <ul style="list-style-type: none"> <li>• Robert Sharrah, Sharrah Design Group, discussed the site, gas pump set up, drain fields, parking, and entrance/exit for property.</li> </ul> <p>Mr. Suhr and Mr. Soyka are asking the PC for comments/recommendations to the Board of Supervisors. Conditional Use hearing for the auto/gas station, is scheduled for May 9<sup>th</sup>.</p>		
	<p>B. Gettysburg Intelligent Transportation System - Conditional Use Application</p>	<p>Robert Sharrah, Sharrah Design Group, discussed the site, presenting Satellite parking design to the PC and is requesting an amendment to the original Conditional Use for Outlets Shoppes at Gettysburg to allow the property to be used for the Gettysburg Intelligent Transportation System.</p> <p>Satellite parking to handle overflow parking deficiencies in the Gettysburg area, a joint effort between the Boro of Gettysburg, the National Park Service, and the Gettysburg Foundation (Visitor Ctr) to institute a transit system in Gettysburg, currently known as Freedom Transit.</p> <p>Goals:</p> <ul style="list-style-type: none"> <li>• Increase visitation to the historic attractions and businesses in the region.</li> <li>• Mitigate traffic congestion and parking problems in the area.</li> <li>• Improve the experience for visitors.</li> <li>• Provide improved mobility for residents and employees in the area.</li> </ul> <p>The Outlets is already on the Freedom Transit line. Conditional Use hearing is scheduled for May 9<sup>th</sup>.</p>	<p><b>Mr. Estavillo moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors a Public Hearing for an amendment to Horizon Group Properties (The Outlet Shoppes at Gettysburg) original Condition Use with the intention to allow the property to be used for the Gettysburg Intelligent Transportation System. The Planning Commission is expressing concerns for marking of pedestrian crossing/cross walk from parking area to bus shelter, and water and port-a-potty availability on heavy traffic days, for visitors waiting at the bus shelter. Motion carried unanimously.</b></p>	

Commented [DB1]: "be held"

		<p>Joseph Prowell, Baker Corp., Construction Manager for this project addressed signage. Once overflow is needed, a system is being set up through digital signs directing visitors to satellite parking. The Park Services is expecting up to 1 M additional visitors to Gettysburg as we approach the 150<sup>th</sup> anniversary in 2013. Digital signs, with flashing messages, will be placed on north/south bound Rt. 15, under existing Nat'l Park signs. Once on Rt. 97, static (hard) signs will direct visitors to satellite parking.</p> <p><b>The MJT Zoning Officer advised Mr. Prowell that signage for Satellite parking may require a Variance from the Twp's Zoning Ordinance, Chp. 110-126 - 110-138, and that to proceed with the signage as proposed will require a Variance Hearing.</b></p> <p>Mr. Prowell clarified that the signage on Rt. 15 is within the PennDot right-of-way, and would be installed and maintained by PennDot.</p> <p><b>Zoning Officer requested a letter of verification that PennDot would install and maintain the signage on Rt. 15.</b></p> <p>Mr. Prowell stated that he would produce a letter stating that PennDot would install and maintain the signage on Rt. 15.</p>		
	<p>C. Gettysburg Outlet Center - Variance Application</p>	<p>Robert Sharrah, Sharrah Design Group, discussed the site for a Holiday Inn Express, which would like to locate on the backside of The Outlets property, along Rt. 15.</p> <ul style="list-style-type: none"> <li>This property is not part of The Outlets and not subject to the existing conditional use. The Holiday Inn Express is requesting a variance for lot frontage requirement and will work on a shared usage arrangement for The Outlets access to Rt. 97.</li> <li>According to a conditional use for The Outlets, when The Outlets are completely built out, a new Traffic Impact Study will be done to determine if additional improvements need to be constructed to accommodate the traffic load coming out of The Outlets access on Rt. 97. If a variance is accepted for the Holiday Inn Express, The Outlets understand that they are responsible for a Traffic Study which will include the Holiday Inn Express traffic.</li> </ul>	<p><b>Mr. Estavillo moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of the Holiday Inn Express Variance request for 1) a variance for lot frontage entrance requirement and 2) a variance for doing a Traffic Impact Study at this time. Motion carried unanimously.</b></p>	

Commented [DB2]: Inserted the word "entrance"

		A Variance application has been submitted in reference to Zoning Ordinance Sections §110-139.A and §110-152.B.2 requesting 1) a variance lot frontage requirement and, 2) a variance from doing a Traffic Impact Study at this time. Variance Hearing is scheduled for May 16 <sup>th</sup> .	
	Public Comments	Dave Maring, Chief of Barlow Fire Co., commented that he is concerned about fire safety: hydrants, traffic lights, usable water, road width for fire truck access, etc. He is asking the PC to communicate with the Fire Depts. as new development comes into MJT.	
	D. Comprehensive Plan	Mr. Bowman will draft a recommendation to the Board of Supervisors for revisions to the Comprehensive Plan. He will <u>em recommendation</u> to all PC members prior to next PC meeting scheduled for May 8 <sup>th</sup> . To be discussed during meeting.	
<b>VI.</b>	<b>Adjournment</b>	Meeting closed at 8:25 pm, next Meeting on May 8 <sup>th</sup> .	

Commented [DB3]: Should be "send the draft"

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer