

**Mt. Joy Township
Planning Commission Regular Meeting
Wednesday, August 11, 2010**

Meeting Minutes

Present: Harry Tassou, Chairman; Audrey Weiland; Budd Hallberg; Steve Wood;
Cindy Smith, Zoning Officer; 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
Call to Order	Harry Tassou presiding. Starting Time: 7:00 pm		
Announcements	Mr. Tassou announced that no meeting was held in July due to a lack of quorum		
Introduction of New Member	Steve Wood was appointed to the Planning Commission by the Board of Supervisors' on July 15, 2010.		
Approval of Minutes		Mr. Hallberg moved, seconded by Ms. Weiland, to approve the June 9, 2010 Regular Meeting Minutes. Motion carried unanimously.	
Correspondence	Nothing to report at this time.		
Sketch Plans	Nothing to report at this time.		
Preliminary Plans	Nothing to report at this time.		
Preliminary Plans/ Final Plans: The Villas at the Retreat at the Links of Gettysburg	The Villas at the Retreat at the Links of Gettysburg, 601 Mason Dixon Rd, Gettysburg, PA 17325 Copies of Preliminary/Final Plans were available for all member of the Planning Commission. See attached correspondence: 1. July 13 letter, Sharrah Design Group to Cindy Smith, Zoning Officer 2. July 14, Receipt of Complete Application,		

	<p>Adams Cty Office of Planning and Development</p> <ol style="list-style-type: none"> 3. July 27 letter, Adams Cty Office of Planning and Development to Planning Commission 4. Aug. 2 e-mail, Sharrah Design Group to Cindy Smith, Zoning Officer 5. Aug. 3 letter, KPI Technologies to Planning Commission. 6. Aug. 11 letter, Sharrah Design Group to Cindy Smith, Zoning Officer. <p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of The Links at Gettysburg Land Company, is requesting a 60 day extension of Preliminary/Final Plans for The Villas at the Retreat at The Links at Gettysburg.</p> <p>Rick Klein, the developer of the Links of Gettysburg, is requesting Conditional Use approval based on the submission of letters promised prior to Supervisors' Regular Meeting.</p> <p>See attached letters which were discussed specifically effecting Planning Commission motion and recommendation to the Board of Supervisors'.</p> <ol style="list-style-type: none"> 1. KPI letter dated Aug. 3, 2010 2. Sharrah Design Group letter dated Aug. 11, 2010. 	<p>Mr. Hallberg moved, seconded by Ms. Weiland, to approve a 60 day extension of Preliminary/Final Plans for The Villas at the Retreat as requested by Robert Sharrah of Sharrah Design Group, Inc. on behalf of The Links at Gettysburg Land Company, LLC. Motion carried unanimously.</p> <p>Mr. Hallberg moved, seconded by Mr. Wood, that the Planning Commission recommends approval of Preliminary/Final Plans to the Mt. Joy Township Board of Supervisors based on the conditions that supportive documentation is presented at the Supervisors' Regular meeting addressing concerns of KPI letter dated Aug. 3, 2010 and Sharrah Design Group letter dated Aug. 11, 2010. Supportive documentation to be presented with plans:</p> <ul style="list-style-type: none"> • Original conditional use approval dated Oct. 2001 to ensure if any additional waivers or modifications are needed. • Developer to request waiver of Preliminary Plan Requirements to Final Plans. • Setback lines added to plans according to codes. • Concrete monument to be placed along a common lot line for every 2 lots. • Proposed driveways need to show a clear sight triangle. • Adequate sewage capacity and wastewater 	<p>Forward to Sept. Regular Mtg, Board of Supervisors'.</p> <p>Forward to Sept. Regular Mtg, Board of Supervisors'.</p>
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<p>Final Plans: Jon & Autumn Serdula</p>	<p>Jon & Autumn Serdula, 675 Mud College Rd., Littlestown, PA, 17340. Revised Final Plan purposes to re-subdivide a previous 2 lot subdivision (Lots 5&6) and reconfigure the lots.</p> <p>Copies of Revised Final Subdivision Plans were available for all Planning Commission members. See attached correspondence:</p> <ol style="list-style-type: none"> 1. July 7 Receipt of Complete Application 2. July 8 letter, Sharrah Design Group, Inc. 3. July 13 e-mail from Rusty Ryan, Adams County Conservation District 4. July 22 e-mail from Solicitor, Susan Smith to KPE Technology, engineering consultants 5. July 23 letter, KPI Technology 6. July 26 letter, Adams County Office of Planning and Development 7. Aug. 2 e-mail from Sharrah Design Group, Inc. <p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of Jon and Autumn Serdula is requesting a 60 day extension of Revised Final Subdivision Plans for 675 Mud College Rd., Littlestown, PA.</p>	<p>Ms. Weiland moved, seconded by Mr. Wood, to approve a 60 day extension of Revised Final Subdivision Plans for 675 Mud College Rd., Littlestown, PA, as requested by Robert Sharrah of Sharrah Design Group, Inc. on behalf of Jon and</p>	<p>Forward to Sept. Regular Mtg, Board of Supervisors’.</p>

	<p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of Jon and Autumn Serdula is requesting a Conditional Use approval of Revised Final Plans for. 675 Mud College Rd., Littlestown, PA.</p> <p>See attached letters which were discussed specifically effecting Planning Commission motion and recommendation to the Board of Supervisors’.</p> <ol style="list-style-type: none"> 1. Susan Smith, solicitor’s e-mail dated July 22 2. KPI letter dated July 23, 2010 3. Adams County Office of Planning and Development letter dated July 26 	<p>Autumn Serdula. Motion carried unanimously.</p> <p>Ms. Weiland moved, seconded by Mr. Wood, that the Planning Commission recommends approval of Revised Final Plans for Jon and Autumn Serdula of 675 Mud College Rd., Littlestown, PA, to the Mt. Joy Township Board of Supervisors based on conditions of satisfying requirements of KPI Engineering Consultants, Mt. Joy Township Zoning Officer, and Mt. Joy Township Solicitor’s request for supportive documentation to be presented with plans at the Supervisors’ Regular meeting on Aug. 19, 2010. Supportive documentation to be presented with plans:</p> <ul style="list-style-type: none"> • Developer to request waiver of Preliminary Plan Requirements to Final Plans. • Concrete monument to be placed along a common lot line. • Proposed driveway needs to show a clear sight triangle. • An approved Sanitary Sewage Facilities Planning is required. • Owner’s acknowledgement should be signed and notarized. • Existing lot line between Lot 5 and 6 is inaccurate. • A waiver to submit this plan as a Final Plan. • Approval of Sanitary Sewage Facilities Planning is required. • An erosion and sediment control schematic added to the plan. • Approval from SEO confirming existing septic system is in good operating order. • Agricultural Conservation Zoning Notes, as stated, is inconsistent with Declaration stating the subdivision is for the purpose of lot line revision only. 	<p>Forward to Sept. Regular Mtg. Board of Supervisors’.</p>
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<p>Revised Final Subdivision Plans: Fairview Farms, Hickory Rd.</p>	<p>Fairview Farms, Hickory Rd.</p> <p>Copies of Revised Final Subdivision Plans were available for all Planning Commission members. See attached correspondence:</p> <ol style="list-style-type: none"> 1. Jan. 15 memo, Sharrah Design Group, Inc. 2. Feb. 18 e-mail from Eric Mains, KPI 3. May 22 letter, Sharrah Design Group, Inc. 4. June 9 memo, Eric Mains, KPI 5. June 16 memo, Adams County Office of Planning and Development 6. July 13 letter, Sharrah Design Group, Inc. 7. July 13 memo, Eric Mains, KPI 8. July 13 e-mail from Rusty Ryan, Adams County Resource Conservation District 9. July 23 memo, Eric Mains, KPI 10. July 29 e-mail from Susan Smith, Solicitor 11. Aug. 2 letter, Sharrah Design Group, Inc. <p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of Barton Real Estate, LLC, owner and subdivider of Fairview Farms, is requesting a 60 day extension of Revised Final Subdivision Plans.</p>	<p>Ms. Weiland moved, seconded by Mr. Wood, to approve a 60 day extension of Revised Final Subdivision Plans for Fairview Farms located on Hickory Rd., as requested by Robert Sharrah of Sharrah Design Group, Inc. on behalf of Barton Real Estate, LLC. Motion carried unanimously.</p>	<p>Forward to Sept. Regular Mtg, Board of Supervisors'.</p>

	<p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of Barton Real Estate, LLC, owner and subdivider of Fairview Farms, is requesting acceptance of dedication of Lori Lane (cul-de-sac street) to public use as it was constructed in accordance with Township specifications and under the inspection of the Township Engineer.</p> <p>Robert Sharrah of Sharrah Design Group, Inc. on behalf of Barton Real Estate, LLC, owner and subdivider of Fairview Farms, Hickory Rd., is requesting approval of Revised Final Subdivision Plans.</p> <ol style="list-style-type: none"> 1. Final Plans combine Lots 1 and 2, 3 and 5, and 12 and 13, thereby creating three lots where there were previously six. 2. Sharrah Design will comply with KPI concerns of July 23 memo, Eric Mains, KPI: <ul style="list-style-type: none"> • Stormwater management • Prominent language on recorded plan for Lot 3 that make the future owner aware of obligation if homeowner decides to build a house on other side of stream. • Impact fees are expected to be paid. 	<p>The Planning Commission is recommending to the Board of Supervisors' acceptance and dedication of Lori Lane as a public road in Mt. Joy Township.</p> <p>Ms. Weiland moved, seconded by Mr. Wood, that the Planning Commission recommends approval of Revised Final Plans for Fairview Farms, to the Mt. Joy Township Board of Supervisors.</p>	<p>Forward recommendation to Sept. Regular Mtg, Board of Supervisors'.</p> <p>Forward to Sept. Regular Mtg, Board of Supervisors'.</p>
Land Development Plans	Nothing to report at this time.		
Public Comment Speros Marinos	Mr. Marinos of 201 Civil War Lane, Gettysburg, addressed the Commission with concerns that the entire western side of Rt. 15 has no water sewage and 5 failed units. He is recommending access for properties in this area to sewage plants across Rt. 15. Mr. Marinos is also requesting a change of zoning for this area.		
Adjournment	Meeting closed at 9:48pm., next meeting is Sept. 8.		

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer