

**MOUNT JOY TOWNSHIP SUPERVISORS**  
**MINUTES**  
**Thursday, March 21, 2024**

---

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance was taken by roll call. The meeting was called to order at 7pm.

**Present:** Christine Demas, Chairman; Chad Yingling, Vice-Chairman; Bernie Mazer; Todd McCauslin; Sandy Yerger.

**Also Present:** Isaac Wakefield, Solicitor; Erik Vranich, Township Engineer; Mitz Whatley, Assistant Treasurer.

Public Hearing at 7:05 pm

- The Links at Gettysburg – Wade Run Neighborhood Improvement District (NID) Jon Cox from Eckert Seamans. Representing the Links as Gettysburg Realty Company. They are requesting the Township to establish a NID bond for the Wade Run development. At a prior meeting they went through the details of the plan and requested additional comments prior to this hearing. They did receive a few comments which have been incorporated within the plan before the Board. The plan before the Board includes a summary of neighborhood improvement district plan, map of the neighborhood improvement district, proposed improvements and estimated costs, sources and uses of funds, rate and method of determining the special assessments, a report describing the assessment methodology, description of the specific duties of the Red Rock Municipal Authority and Mount Joy Township, and an Ordinance creating NIDMA and Articles of Incorporation of NIDMA which includes a summary of the plan. The NID Act requires that a NID management association be designated to provide administrative responsibilities. As with the existing Links at Gettysburg, NID Red Rock Municipal Authority will partner with them to handle those responsibilities. The NID was disclosed three to five times during the buying process.

Keenan Rice, President of Multi Gap stated the model that they used is the same method they used for the Links at Gettysburg NID. Mr. Rice spoke about how they reached the 2.5 million amount for this bond.

Christopher Sheen from Mezzero Finance spoke about the rate on how they determine the interest rate for this bond.

**Public Hearing Comments:**

Ken Mutzabeugh questioned the annual fee and if it could be prepaid. Mr. Cox said it can be prepaid at any time.

Mark Crutchfield, Garrison Falls HOA president stated that the community is an outstanding community and Rick has been very amicable in working getting Garrison Falls complete.

Dennis Bowman, former Supervisor spoke about how the finances work regarding first time buyer especially resales because transferring of the NID. He stated he has nothing negative to say about working with Rick while serving on the different HOA boards. He stated the community is a wonderful community to live in.

**MOUNT JOY TOWNSHIP SUPERVISORS**  
**MINUTES**  
**Thursday, March 21, 2024**

Earl Robinson, is the contractor for the new 99 homes in the community. He stated he is aware of the NID bond and is looking forward to building these new homes for Rick.

Braden Maley stated he has worked with Rick and many other developers. He stated the NID is very important to a development such as this. He stated that Rick is very willing to assist in any way. He stated that residents requested a buffer beyond their houses. Rick did this without any cost to the residents.

Steve Chronister, former Supervisor West Manchester Township. Both he and his family are involved in golf courses and has no problems with Rick.

Mike Koziski said Rick was very good to work with and hopes with this NID that it would not take as long to get things completed. (such as street lighting and other safety items).

Public Hearing was closed at 7:57 pm.

**Supervisor Regular meeting resumed:** 7:57 pm.

Supervisor Christine Demas stated that this will be open for public comment for 45 days before the Township can consider the Ordinance that will create the NID bond district. It will be advertised the same as any Ordinance enacted by the Township.

**Chairman Comments:** Supervisors Christine Demas said that next week there will be a workshop. There is a little business but will be focused on public safety.

**Public Comment:** None

**Presentation of Audit:**

- SEK & Co. 2023 audit presentation: Ms. Amanda Rulhman from SEK & Co. presented the Board with the audit for the year 2023. She explained that, in the packet, before them are two separate letters, their management letter and the required communication. Also, enclosed is the financial report which is the Township's DCED report. She said the Township received an unmodified audit opinion. This is the best audit opinion you can get. Ms. Curnow said the State report has been submitted and the Notice of Audit has been given to Mr. Hartman for publication. Supervisor Yingling moved, seconded by Supervisor Mazer to accept the audit report as presented. Motion carried unanimously.

- **Roadmaster's Report:** Dave Williams spoke about the new crew and their abilities. He indicated that most maintenance on the equipment can now be provided in-house. Supervisor Yerger moved, seconded by Supervisor Yingling to accept the Roadmaster's report. Motion carried unanimously.

**Engineer's Report:** Engineer Vranich presented his report for the period following the February regular meeting. Supervisor Yingling moved, seconded by Supervisor Mazer, to accept the Engineer's report. Motion carried unanimously.

**MOUNT JOY TOWNSHIP SUPERVISORS  
MINUTES  
Thursday, March 21, 2024**

**Omnibus Motion to Accept the Following:**

**Approval of Minutes**

**Police Report**

**Fire Reports**

**Zoning Officer's report**

**Planning Commission's Report**

**Land and Seas' Report**

**MDIA's Report:** (no report for February, start date March 1, 2024)

Supervisor Mazer moved, seconded by Supervisor Yerger to accept the Omnibus Motion. Motion carried unanimously.

**Correspondence Received:**

- Adams County Office of Planning, announced opening of Round 16
- Adams County Conservation District, Approval of Notice of Termination (NOT) for Gettysburg Tours

**Open Records Officer's Report:**

- Tucker Hull Law, Requesting all permits, plans and drawings with BonTon Builders and Tony Forbes 2020 to date. – 30 day extension for legal review to determine if records are subject to release.

**Action Items:**

- Conditional Use Application for Gettysburg Outlet Center, LLC for Home2Suites Hotel. Supervisors Mazer read a letter regarding the conditions that were presented. Supervisor Yingling moved, seconded by Supervisor McCauslin to accept the Conditional Use Application subject to the conditions of the written decision. Motion carried unanimously.
- Dollar General – Request for Time Extension to the July 18, 2024 BOS meeting. Supervisor Mazer moved, seconded by Supervisor Yingling to approve the extension of time until the July 18, 2024 meeting. Motion carried unanimously.
- Authorize the appointment of Wilmington Trust, N.A. as successor trustee under the Links at Gettysburg NID Trust Indenture. Adams County Bank has decided not to handle NID's so the Links had to go to another bank. Supervisor Mazer moved, seconded by Supervisor McCauslin to approve the appointment of Wilmington Trust, N.A. as successor trustee under the Links at Gettysburg NID. Supervisor Mazer amended his motion to include authorizing the Chairman to sign any paperwork involved in the transfer, seconded by Supervisor Yingling. Motion carried unanimously.
- Beiler Land Development Plan. Mr. Vranich indicated this plan was reviewed and approved by the Planning Commission. He indicated that they will be building a new house and 6300 sq ft barn. Because the barn is more than 4000 sq ft it requires a land development plan. He indicated

**MOUNT JOY TOWNSHIP SUPERVISORS**  
**MINUTES**  
**Thursday, March 21, 2024**

mostly stormwater is the outstanding issue. They are requesting a waiver to have this plan be the preliminary/final plan. Supervisor Mazer moved, seconded by Supervisor Yingling to approve SALDO 86:10 Preliminary Plan waiver to allow this plan to proceed as a preliminary/final plan since no public improvements are included in this plan. Motion carried unanimously.

Supervisor Mazer moved, seconded by Supervisor Yingling to approve the Beiler Land Development Preliminary/Final Plan for storage barn and house conditionally on satisfactory completion of the conditions listed in the Engineer's letter dated February 24, 2024. Motion carried unanimously.

- Confirm email poll to hire Kimberly Livelsberger PT position as Zoning and Code Enforcement Officer. Supervisor Mazer moved, seconded by Supervisor Yerger to confirm the poll hiring Kimberly Livelsberger as Part time Zoning and Code Enforcement Officer. Motion carried unanimously.
- Ordinance expanding the Zoning Hearing Board. Chair Demas said this is an administrative action to amend the ordinance to expand the ZHB from three to five members. Supervisor Yerger moved, seconded by Supervisor Mazer to approve Ordinance 2024-1. Motion carried unanimously.
- Discussion of Request for text amendment §110-111.B, definition of "Impervious Surface". Chair Deman stated this is just a discussion to make a change to text amendment §110-111.B, definition of "Impervious Surface". Robert Sharrah said the current Ordinance does not allow for porous pavement or asphalt to be considered a pervious material. The Stormwater Ordinance has a different definition. Mr. Vranich said that there are two different definitions because there is a requirement for a certain amount of pervious. Mr. Vranich said the requirements vary within the different zoning districts. Mr. Vranich stone that is driven on it would be considered impervious because it gets packed down. Stone that is loose and not driven on would be considered pervious because its loose and water can get into the ground. Mr. Vranich stated the decision that is made should not be considered for a certain project. Mr. Sharrah said if the change is made then it should be made globally. He also suggested the possibility of changing the percentage amount. Chair Demas stated the need to be really careful along the Baltimore Pike because it is mixed use. The parcel in question was purchased prior to the change in percentage, however, the land development plan was not submitted until after the new zoning ordinance (2017) was in place. Mr. Sharrah said that in order to be in compliance he would have to take green space from the adjacent lot. Mr. Vranich said an option could be to keep everything at the 65% with the exception of the Baltimore corridor. Mr. Sharrah said the property in discussion is not part of the overlay which is a mixed use. Mr. Vranich said this would be a discussion to be presented to the Planning Commission for their discussion and opinion. Mr. Vranich said it is very rare from a zoning position that this problem arises. He said he does see it from a stormwater position.

Supervisors Mazer, seconded by Supervisor Yerger to put this discussion before the Planning Commission and provide options.

Roll Call vote: Todd - No; Chad - Yes discuss and provide option; Christine, Yes and provide option; Bernie – Yes; Sandy – Yes. Motion carried.

**MOUNT JOY TOWNSHIP SUPERVISORS**

**MINUTES**

**Thursday, March 21, 2024**

Approval to advertise for bids for Seal Coating and Road Overlay: Supervisor McCauslin moved, seconded by Supervisor Mazer to approve advertising for seal coating and road overlay bids. Motion carried unanimously.

**Executive Session** (if needed)

**Adjournment**

With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 9:17 pm.

Respectfully submitted,

Sheri Moyer  
Township Secretary