

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, July 9, 2013**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken, Eleanor Dehoff, Fred Lang
Susan Harbin, Secretary/Treasurer; Cindy Smith, Zoning Officer; Jon Kilmer, SEO;

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
I.	Call to Order	Starting Time: 7:00 pm		
II.	Approval of Minutes	Approval of the June 11, 2013 Meeting Minutes.	Mrs. Dehoff moved, seconded by Mr. Lang, to approve Meeting Minutes as presented. Motion carried unanimously.	
III.	Land Development Plans			
	A. Cellco Partnership d/b/a Verizon Wireless	<p>Brian Stall spoke on behalf of Cellco Partnership, addressing comments from the engine letter dated July 3, 2013. Asking for a conditional approval.</p> <p>See attached Wm. F. Hill Letter dated 7/3/13.</p> <p>Jeremy Smith addressing SALDO issues.</p> <p>Presented: Stegman Engineering letter dated 1/9/13. Verizon wireless letter dated 6/13/13. Rettew letter dated 6/24/13. Wm. F. Hill & Assoc., Inc. dated 7/3/13.</p>	<p>Mr. Lang moved, seconded by Mr. Huesken, to grant a waiver request from SALDO Section 86-17.I(1), relief from planting of shade tree. Motion carried unanimously.</p> <p>Mr. Huesken moved, seconded by Mrs. Dehoff, to recommend to the Board of Supervisors conditional approval of the Preliminary/Final Land Development Plan for Verizon Wireless/Cellco Partnership, providing that items # 1,3,5 and 6 from the Wm. F. Hill & Assoc. letter dated 7/3/13 are</p>	

		<p>Zoning Officer letter dated 7/8/13.</p> <p>Zoning Officer’s determination and stated that zoning issues are being addressed:</p> <ol style="list-style-type: none"> 1. ZO 110-43.E, The financial security shall be perpetual and in a form acceptable by the Township Solicitor. 2. ZO 110-123.E.(2), Testimony was submitted by the applicant that the facility will be an unmanned structure with periodic routine site inspections. Based on this testimony, the current existing gravel parking area is sufficient for this use. 	<p>satisfied. Motion carried unanimously.</p>	
	<p>B. Larry D. Flickinger Subdivision and Land Development Plan</p>	<p>Bob Sharrah, Sharrah Design Group addressed the commission.</p> <p>Presented: Adams Cty. Office of Planning and Development letter dated 5/10/13 Sharrah Design Group, Inc, letter dated 6/4/13 Wm. F. Hill & Assoc., Inc. letter dated 7/3/13 MJT Zoning Officer letter dated 7/8/13</p> <p>The Plan is proposing the subdivision of approx. 46.3 acres into 3 single family residential lots.</p>	<p>Mrs. Dehoff moved, seconded by Mr. Huesken, to approve the Planning Module for sewage facilities planning for the Flickinger Subdivision Plan. Motion carried unanimously.</p> <p>Mrs. Dehoff moved, seconded by Mr. Lang, to recommend to the Board of Supervisors conditional approval of the Preliminary/Final Subdivision Plan for Larry D. Flickinger providing items #2, 3 and 4 from the Wm. F. Hill & Assoc. letter dated 7/3/2013 are satisfied. Motion carried unanimously.</p>	
	<p>C. The Links at Gettysburg, Garrison Falls Revised Lighting Plan</p>	<p>Bob Sharrah, Sharrah Design Group presented the Revised Lighting Plan for Garrison Falls.</p> <p>Presented: Sharrah Design Group, Inc, letter dated 6/25/13 Wm. F. Hill & Assoc., Inc. letter dated 7/3/13 MJT Zoning Officer letter dated 7/8/13</p> <p>The original plan had 79 lights. Revised plan uses</p>	<p>Mr. Huesken moved, seconded by Mrs. Dehoff, to approve modification of ZO Section 110-70.C(5)(h), dealing with residential-style pole lighting. Motion carried unanimously.</p> <p>Mr. Lang moved, seconded by Mrs. Dehoff, to recommend to the Board of Supervisors approval of The Links at Gettysburg,</p>	

		a 12' pole and an LED luminaire for 24 fixtures, 2 monument fixtures at the intersection of Savannah Dr. and Garrison Falls Dr., 12 fixtures mounted on Savannah Dr. bridge walls, and 2 lights affixed to existing electric poles. Computed average illuminance on paved areas is 0.43 foot candles and is in compliance with the AASHTO standard.	Garrison Falls Revised Lighting Plan, pending supervisors' approval of the modification. Motion carried unanimously.	
	D. The Links at Gettysburg, The Villas at the Retreat Minor Lot B Revision	<p>Bob Sharrah, Sharrah Design Group presented plans for Garrison Falls.</p> <p>Presented: Adams Cty. Office of Planning and Development letter dated 7/8/13 Wm. F. Hill & Assoc., Inc. letter dated 7/3/13 MJT Zoning Officer letter dated 7/8/13</p> <p>The Plan is proposing the modification of lot lines for Lots 5 through 9 so that the access drive and related easements are within the Condominium lot property.</p>	Mr. Huesken moved, seconded by Mrs. Dehoff to recommend to the Board of Supervisors conditional approval of the Preliminary/Final Subdivision Plan for The Links at Gettysburg, The Villas at the Retreat Minor Lot B Revision, providing that conditions stated on the Wm. F. Hill & Assoc. letter dated 7/3/2013 are satisfied. Motion carried unanimously.	
V.	Other Business	None.		
VI.	Adjournment	Meeting closed at 8:30 pm, next meeting is August 13 th .		

Respectfully Submitted,

Susan C. Harbin
 Secretary/Treasurer