

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, June 9, 2015**

Meeting Minutes

Present: Terry Scholle, Chairman, Cindy Jennings, Vice-Chairman; Fred Lang; Ken Roberts; Randy Bailey, Engineer; Sheri Moyer, Secretary

Absent: Curtis Hawkins

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: 7:02 pm

Chairman Comments: Mr. Scholle thanked Ms. Jennings for taking over and conducting the last meeting in his absence.

Public Comments: None.

Approval of Minutes: Planning Commission Meeting Minutes from May 12, 2015. Mr. Lang moved, seconded by Ms. Jennings to approve the meeting minutes as presented. Motion carried unanimously.

Preliminary/Final Plans:

- Nancy-Lee Coombs – Non-building Waiver: Ms. Hare explained that this is a minor subdivision plan for property located on the northwestern corner of Roberts Road and Feeser Road. The property is partially located within Mt. Joy Township, Germany Township and Mount Pleasant Township. It is to create a residential lot consisting of 15.6207 acres from a parent tract of 185.0387 acres. The lot that is being created is entirely within Germany Township. Other than a recombination of two parcels into one, there is no subdivision or development proposed in Mt. Joy Township. The non-building waiver is for the portion of property within Mt. Joy Township (in the Rural Residential zoning district) which will remain unchanged and the current use of that portion of the property is a permitted use in that district. Mr. Roberts moved, seconded by Mr. Lang to authorize the Chairman to sign the Non-building Waiver. Motion carried unanimously.

Other Business:

- Zoning Ordinance – draft sign article: Ms. Smith explained that in the signs ordinance it is required to have a purpose statement to support a reason for regulating the signage within the Township. The purpose section is important because if/when a billboard is placed in the Township and the Township is not happy with its design, placement, or features the Township might deny on the basis of the purpose section of the ordinance. Ms. Smith went on to outline the different sections; Zoning Permit Required, Signs Exempt from Zoning Permit Requirement, Nonconforming signs, Nonconforming Use signs, Use Permitted by Use Variance Sign, Prohibited Signs, Removal of Signs, Definitions, General Sign Regulations, Billboard Regulations, Directional Signs, Off-Premise and Signs by District. Ms. Smith stated that she has

incorporated in the draft, after discussions the Board had, to include off-premise directional signs. This allows businesses to have off-premises directional signs. Ms. Smith also spoke about billboards, which is another form of off-premise signage, otherwise the Township does not permit off-premise signs. Billboards are being contemplated as having a use of their own so if someone wants a billboard they will either have to have a separate lot or create a lot for the billboard so that there is not a mixed use. This section will have definitions because signage carries its own kinds of words unlike any other section. A zoning permit would have to be acquired for a sign with the exception of real estate signs, builders/construction signs, political signs and building/community (residential/non-residential) signs. No signs can be within the sight triangles at intersections nor in the rights-of-way within the Township, except for the directional signs. They also cannot be within the future right-of-way.

- Zoning Ordinance – draft off-street parking article: Ms. Smith stated the key to off-street parking and loading is that the Township wants to provide for any particular use, sufficient parking to meet its needs. Parking is not an attractive feature so included is providing standards for screening and landscaping of parking lots. Mr. Roberts questioned the mandatory requirement that a parking lot had to be paved. Ms. Smith stated the rule of thumb for most municipal ordinances for parking areas of any size it that they need to be hard surface so as not to generate dust when a car is travelling in a parking area. Dust is sediment which also is a stormwater management issue. Ms. Smith said that a hard surface can be impervious concrete, impervious macadam, parking pavers which look like a hard surface. Ms. Scholle questioned the number of spaces required for a particular business. Ms. Smith replied that they have not set those requirements yet. For a McDonalds, Wendy's, or a drive-thru restaurant, she would go to a modern, recently constructed business and count their parking spaces because the business knows what they need. They do not want anyone to drive thru and leave because they cannot find a parking space. The restaurant will have a business standard which will be rational and reasonable for that use. Same thing for a business like Sheetz. Ms. Smith said that there is also a provision for shared parking. For example, you have a business that is open during the day with a business which might be open in the evening. They could share the parking lot. Ms. Smith said as they travel take note of the parking lots size, and configuration, is there enough for the business or is it too large for that business. Finally, there is a provision for lighting in the parking lot. It calls for low lighting and only as necessary. If it is a parking lot that is unused at night the lights are to be off with the exception of security lighting.

Adjournment: With no further business to be discussed by the Commission, Mr. Roberts moved, seconded by Ms. Jennings to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:54 pm.

Respectfully Submitted,

Sheri L. Moyer
Secretary