

**Mount Joy Township
Supervisors' Workshop Meeting
March 3, 2016**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman; Dennis Bowman; Gil Clark; Bradley Trostle; Solicitor - Susan Smith; Secretary – Sheri Moyer

Absent: David Updyke, Vice-Chairman

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, PA 17325.

Call to Order: John Gormont presiding.

Starting Time: 7:00 p.m.

Public Comment: None.

Business:

- Radio Equipment Subscriber Agreement – Update: Ms. Smith said that she has not heard anything from the County. She said that per the email she received from the County's Solicitor, they are in agreement with her comments. Ms. Smith proposed the township hand make the changes and the township could then execute it and return it to the County for their signature. Mr. Gormont, moved seconded by Mr. Trostle, to have Ms. Smith update the document and authorize the Chairman's signature of the document. Motion carried unanimously.

- Reaffirm purchase of tractor: Mr. Gormont moved, seconded by Mr. Bowman, to reaffirm the polling for the purchase of a new tractor. Motion carried unanimously.

- White Road Bid: Ms. Smith said there was a conflict in that the low bidder did not include the affidavit for workman's comp. She said she checked the law which said this oversight is a non-material aspect of the bid that can be corrected. This can be done without violating the bid law assuming everybody is on a fair and competitive basis. Since it was not a material term, it did not have to do with money or an operational term it was an operations provision which is not a requirement of the bid. She counseled that it could be accepted late. Mr. Clark moved, seconded by Mr. Bowman, to accept the bid from C. E. Williams and Sons, 1141 Highland Avenue Road, Gettysburg, Pennsylvania in the amount of \$12,595.00 for the White Road repair work project. Motion carried unanimously.

- Zoning Ordinance –supplemental standards for special uses: Ms. Smith listed the uses within the document, they are Adult Use; Recreational Facility, Outdoor; Racetrack (motorized vehicles of any type, including but not limited to, cars, trucks, go-carts, motorcycles, all-terrain vehicles) and Target Range. She said the Board will need to decide for all the uses within the document whether they want to permit these uses as long as they meet the standards and the Zoning Officer makes sure they meet the requirements. The alternative would be that it would, go through a review process, with

the public being notified, in which case it would be a special exception heard by the Zoning Hearing Board or a conditional use heard by the Board of Supervisors. The Board decided that all uses should be conditional uses. The Board decided that since there were so many comments and revisions that they would like to address this again at the April workshop meeting and not forward it on to the Planning Commission until after that meeting.

- Proposed Zoning Amendment – Solar Farms: Ms. Smith said that the Zoning Officer has had several inquiries regarding solar farming. The draft ordinance is specifically for the commercial use of the solar energy. Ms. Smith said it is primarily for off-site sale. Ms. Smith will make revisions to the draft ordinance so that it can be forwarded to County Planning and Development and also the Township’s Planning Commission for their 30 day review. The Board set the public hearing date for April 21, 2016 at 7:05 p.m.

- Ms. Smith questioned if the Board wanted to talk about the County Construction Permit. Ms. Smith said that in 2006 (2 years after the UCC was adopted) the County enacted an ordinance for tax assessment purposes to gather information regarding building improvements made within the County. They titled the document a Construction Permit. It is not a Construction Permit. It is an informational gathering tool. She believes it is titled incorrectly. The form they use is titled Construction Permit and on the form itself it states that it is the County’s building permit. The County, pre UCC has no authority to require a building permit. That was a local decision. After the UCC was adopted the County still has no authority because the UCC said they have statewide standards that are administered by a municipality who opts-in or through third party inspectors approved by the state. Mr. Gormont would like the Board’s approval to have Ms. Smith draft correspondence to the Commissions regarding this issue. The Board administratively approved Ms. Smith to draft the letter.

Correspondence:

- Invitation to the presentation of the formal charter to the newly formed Gettysburg Squadron of the Civil Air Patrol.

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Clark moved, seconded by Mr. Trostle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 9:10 p.m.

Respectfully submitted,

Sheri L. Moyer
Secretary