

**Mt. Joy Township  
Planning Commission Regular Meeting  
Wednesday, July 13, 2011**

**Meeting Minutes**

Present: Audrey Weiland, Chairman; Steve Wood, Dennis Bowman;  
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
<b>Call to Order</b>	Audrey Weiland presiding. Starting Time: 7:00 pm		
<b>Approval of Minutes</b>	Approval of the June 8, 2011 Meeting Minutes.	<b>Mr. Wood moved, seconded by Mr. Bowman, to approve the June 8, 2011 Meeting Minutes as presented. Motion carried unanimously.</b>	
<b>Business</b>			
A. Adams County Office of Planning & Development	<p>Representatives: Nick Colonna, Director Andrew Merkel, Senior Planner Sarah Weigle, County Planner</p> <p>Mr. Colonna introduced himself and 2 county planners to the Planning Commission members. Mr. Merkel presented an overview of the process of updating a Comprehensive Plan with numerous helpful suggestions for the PC. Sarah presented recent data regarding development and data that included reports from the recent 2010 Census.</p> <ul style="list-style-type: none"> <li>• By reviewing updated current data, the MJT PC can decide where change needs to occur based on what data shows.</li> <li>• Maps need to be updated</li> <li>• Must decide if more applicable to add addendum for changes or re-write portions of Comp Plan</li> </ul>		

	<ul style="list-style-type: none"> <li>When considering zoning changes, be mindful that zoning designates future development, zoning implements the Comp Plan</li> </ul>		
<p>B. ASA Proposal for Modification</p>	<p>Edward Reichart submitted a proposal for a modification to an existing Agricultural Security Area on Bowers Rd., Littlestown, PA.</p>	<p><b>Mr. Bowman moved, seconded by Mr. Wood, to recommend to the Board of Supervisors approval for a modification to an Ag Security Area for the Edward Reichart property on Bowers Rd., Parcel #H15-0046, Littlestown, PA. Motion carried unanimously.</b></p>	
<p>C. Board of Supervisors' Objectives for Update to MJT Comprehensive Plan</p>	<p>The Mount Joy Township Supervisors have determined to move forward with an update to the Township Comprehensive Plan. The objectives are as follows:</p> <ol style="list-style-type: none"> <li>To re-evaluate and update the Comprehensive Plan of 2003 goals and objectives.</li> <li>To seek input from the Township Residents, County and other interested parties.</li> <li>To update any/all maps, charts, data, and text in the Comprehensive Plan.</li> <li>To evaluate the current Zoning in the Township and enact changes that will better reflect the current use of land in the Township.</li> <li>To evaluate the Route 97 Corridor and establish zoning (Zoning Ordinance and Map) that will manage the growth of said corridor to maximize its commercial development in the area.</li> <li>To comply with amendments to the Pennsylvania Municipalities Planning Code.</li> <li>To incorporate new information from the 2010 Census of Population and Housing.</li> <li>To address new issues and opportunities facing Mount Joy Township at this time.</li> </ol>	<p>PC members reviewed and discussed the 10 objectives.</p> <ol style="list-style-type: none"> <li>Twp. public meetings, in addition to a survey, would meet this objective.</li> <li>Drive throughout the twp. and document current uses of property, combine this information with survey and county data.</li> <li>PC to drive the Rt. 97 corridor and take pictures of properties/businesses. It was noted that zoning does not need to be drawn by property lines, can mix zoning line and property lines to establish zoning 'X' number of feet back from the road.</li> </ol>	

	<p>9. The Planning commission shall provide a copy of the outline and time line to the Board for its comments and support.</p> <p>10. The Planning Commission shall provide bi-monthly progress reports to the Board of Supervisors.</p> <p>The Board of Supervisors' is requesting a completion date of May 1, 2012.</p> <p>Items mentioned for continued research and discussion:</p> <ul style="list-style-type: none"> <li>• New MPC requirements for energy conservation.</li> <li>• Review ACT 537 on sewage systems for new development and DEP regulations.</li> <li>• Study feasibility of sewage across Rt. 15 bridge.</li> <li>• Contact Carroll Valley municipality to discuss use of holding tanks.</li> </ul>	<p>9. Currently collecting this data.</p> <p>10. Chairman presented a rough draft of schedule for PC to review.</p> <p>Contact county in reference to clarification of energy conservation codes.</p>	<p>Chairman will revise and send to Supervisors.</p>
<p><b>Correspondence</b></p>	<p>Letter from Gerald Maloney, dated May 18, 2011, requesting the Planning Commission to review the fairness of the 'Agricultural Conservation' Zone.</p> <p>Commissioners discussed if there has been a change in the neighborhood where Mr. Maloney lives and if Mr. Maloney's property was zoned correctly originally. It was noted that the property is in an entire Agricultural Conservation area and that the twp does not want to do spot zoning.</p>		
<p><b>Adjournment</b></p>	<p>Meeting closed at 9:14 pm., next meeting is Aug. 10<sup>th</sup>.</p>		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer