

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, July 14, 2015**

**Meeting Minutes**

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

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: 7:00 pm

**Chairman Comments:** None.

**Public Comments:** None.

**Approval of Minutes:** Planning Commission Meeting Minutes from June 9, 2015. Mr. Lang moved, seconded by Mr. Roberts, to approve the meeting minutes as presented. Motion carried unanimously.

**Preliminary/Final Plans:**

- Lyman Schwartz – Non-building Waiver: Ms. Hare explained that this is a minor subdivision plan depicting the transfer of 1.368 acres (Lot 2) from the Lyman Schwartz parent tract of 89.294 acres to the adjacent Benjamin Hawkins property. The subdivision is located in the Rural Residential zoning district and the use of both properties will remain unchanged. Both uses (agricultural and residential) are permitted uses in this district. The reason for the transfer is to transfer the piece of ground containing an existing out-building to the Hawkins property. There is no new development proposed or any new lots created as part of this plan. It is simply a transfer of land between adjacent properties. Ms. Hare indicated that the non-building waiver has been approved by the Sewage Enforcement Officer and since it is a transfer of land with no new development proposed is recommending the Planning Commission authorize the Chairman to sign the document. Ms. Jennings moved, seconded by Mr. Lang to authorize the Chairman to sign the Non-building Waiver. Motion carried unanimously.

**Other Business:**

Zoning Hearing Board Appeal: Ms. Hare said that the Township received a Zoning Hearing Board appeal to a determination she made regarding property located at 1795 Baltimore Pike. Gettysburg Tours, Inc. would like to store their buses on the property. They would construct a building for storing the double decker buses with outside parking for the rest of the buses. They indicated “light” maintenance and described it is washing/cleaning the buses. They also are proposing to install fuel tanks. Ms. Hare indicated she based her determination on 110-5B.

Uses not specifically regulated. If a use is not specifically listed as permitted within any zoning district within the Township, the use is prohibited, unless the applicant proves to the satisfaction of the Zoning Hearing Board that the proposed use would be closely similar or less intense in impacts and character to two or more uses that are permitted in

the same district. Any such application shall be treated as a special exception and shall be reviewed using the criteria listed in § [110-16](#)

Ms. Hare said they are looking to schedule the hearing for Wednesday August 19, 2015. Ms. Moyer said that written notice of the hearing will be sent once the date is finalized. Ms. Moyer said at this time it is strictly a zoning issue. The Zoning Hearing Board's decision will determine whether they can proceed. In which case a land development plan would be the next step which would come before the Commission for their review and comment.

**Adjournment:** With no further business to be discussed by the Commission, Ms. Jennings moved, seconded by Mr. Hawkins to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:21 pm.

Respectfully Submitted,

Sheri L. Moyer  
Secretary