

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, July 8, 2014**

Meeting Minutes

Present: Eleanor Dehoff, Chairman; Terry Scholle, Vice-Chairman; Curtis Hawkins; Cindy Smith, Zoning & Code Enforcement Officer; 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: 7:08 PM

Chairman Comments: None

Approval of Minutes: Approval of June 10, 2014 Meeting Minutes. Mr. Lang moved, seconded by Mr. Scholle, to approve the Meeting Minutes as presented. Motion carried unanimously.

Preliminary/Final Plans:

- Links/Fryer Conditional Use application - Planned Golf Community. Mr. Klein presented the plan and application for conditional use for the Planned Golf Community along with the conditional use application for the hotel. Mr. Klein explained that there are five modifications for the proposed residential use. By consensus the Planning Commission supports the proposed residential use and the five requested modifications.

Conditional Use application for the hotel. The Planning Commission reviewed the conditional use application. By consensus the Planning Commission supports the proposed hotel use and the requested modification, but only if a 4-6' landscaped berm at 3:1 slope with a 4-5' flat area at top of berm is provided.

Correspondence: None.

Other Business:

- Plotica DEP Non-Building Waiver. It is a minor subdivision plan with no improvements, no water/sewage facilities, which will go before the Board of Supervisors for approval. The Non-Building Waiver is before the Commission because the Pennsylvania Sewage Act requires that the Planning Commission provides comment and recommendation. The Planning Commission must concur with the Non-Building Waiver application/declaration by signing and dating. Mr. Scholle moved, seconded by Ms. Jennings, to authorize the Chairman to sign the planning modular waiver and non-building declaration as presented. Motion carried unanimously.

Herrick Building & Excavating Zoning Hearing Board Appeal – Optional advisory review. Ms. Smith explained that an appeal has been filed with the Zoning Hearing Board from a notice of

violation. Herrick was granted a variance from a provision of the ordinance that was intended to be a design standard that would minimize the adverse impact between a commercial use and the adjoining residential uses. They requested a variance from that requirement which was granted with conditions. An enforcement notice was issued by the Zoning Officer and they have filed an appeal to the notice. Cindy Smith explained that the violation was that they are supposed to be parking their trucks within the building. They are parking the trucks outside. When they were before the Zoning Hearing Board they were granted the variances with conditions. They are in violation of condition number 5 - equipment storage; condition number 9 - construction materials and equipment storage; and condition 10 - septic materials storage on the property. By consensus the Planning Commission supports the Zoning Officer to proceed with enforcing the violation and not allow the violation of the approval of the variance.

- Training by Susan Smith – Land Development Plans. Ms. Smith provided information regarding land development. She began defining that land development is the improvement of the land. Ms. Smith explained the application procedures and requirements, review procedures and requirements, developer rights, relief from SALDO requirements, relationship between zoning and subdivision and decisions of a land division plan (approve, approve with conditions, or deny). Following that the Township Engineer, Mr. Vranich went through the review process of a land development plan.

Adjournment: Ms. Jennings moved, seconded by Mr. Scholle, to adjourn the meeting Motion carried unanimously. Meeting adjourned 10:07 p.m.

Respectfully Submitted,

Sheri L. Moyer, Secretary