

**Mt. Joy Township
 Planning Commission Regular Meeting
 Tuesday, May 8, 2012
 7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman. Paul Estavillo, Bernie Huesken, Eleanor Dehoff, Susan Harbin, Secretary/Treasurer
 Also Present: Cindy Smith, Zoning Officer, John Kilmer, Engineer

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
I.	Call to Order	Starting Time: 7:00 pm		
II.	Announcements	Chairman Bowman		
III.	Approval of Minutes	Approval of the April 10, 2012 Regular Meeting Minutes.	Mr. Estavillo moved, seconded by Mr. Huesken, to approve the Regular Meeting Minutes. Motion carried unanimously.	
IV.	Preliminary/Final Plans			
	A. Preliminary/Final Land Development Plan for Herrick Building & Excavating, Inc.- Bob Sharrah	Mr. Sharrah, Sharrah Design Group, presented plans for Herrick Building & Excavating, Inc., proposing the development of an existing paved and gravel lot into office and storage space for a Construction Contractor's Headquarters. The property is located at 3772 Baltimore Pike. After conferring with Mr. Kilmer, MJT engineer, and Zoning Officer, more review is needed. It was decided that setbacks are not in compliance with the zoning code. A 50' frontage, and 75' on each side is required.	No action needed at this time from the PC.	

		<p>Herrick Building & Excavating, Inc. may need to apply for a variance on the setbacks and present to the Zoning Hearing Board.</p> <p>Additional Concerns Noted by Engineer: Zoning Ordinance</p> <ul style="list-style-type: none"> • Verification that existing accesses onto Rt. 97 are adequate for proposed commercial re-development. • Parking, loading and driveway areas to be surfaced in asphalt. • All loading areas meet requirements. • Signage in compliance with Twp. ordinance. • Buffer areas/screening abutting residential district meet requirements. 		
V.	Other Business			
	A. Comprehensive Plan	Mr. Bowman presented a draft copy of recommended changes to the 2003 Comprehensive Plan.	Mrs. Dehoff moved, seconded by Mr. Huesken, to accept the recommended changes to the 2003 Comprehensive Plan and to submit recommended changes to the Board of Supervisors. Motion carried unanimously.	Forward to Board of Supervisors for 5/17 th meeting.
VI.	Adjournment	Meeting closed at 8:50 pm, next Meeting on June 12 th .		

Respectfully Submitted,

Susan C. Harbin
 Secretary/Treasurer