

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, September 10, 2013**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken, Eleanor Dehoff
Susan Harbin, Secretary/Treasurer; Cindy Smith, Zoning Officer; Jon Kilmer, SEO;

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.	Approval of Minutes	Approval of the July 9, 2013 Meeting Minutes.	Mrs. Dehoff moved, seconded by Mr. Huesken, to approve Meeting Minutes as presented. Motion carried unanimously.	
III.	Land Development Plans			
	A. Mikesell Preliminary/Final Subdivision Plan	Ed Mort, Group Hanover, Inc., addressed the commission. The Plan is proposing to subdivide a 10 acre parcel into a 4.5 acre parcel containing the existing structures and a 5.4 acre parcel for a single family residence. Presented: Adams Cty. Office of Planning and Development letter dated 9/5/13 Wm. F. Hill & Assoc., Inc. letter dated 9/10/13 MJT Zoning Officer letter dated 9/10/13	Preliminary/Final Subdivision Plans will be revised and returned to the Planning Commission at a later date.	
		SEO recommending approval of the planning module at this time.	Mrs. Dehoff moved, seconded by Mr. Estavillo, to recommend approval of the Mikesell Planning Module to the Board of	

			Supervisors Motion carried unanimously.	
	B. Bennett Revised Final Subdivision Plan	<p>Ken Scot, Beyond All Boundaries, addressed the commission. The Plan is proposing the subdivision of 89.6 acres into an 87.7 residential/agricultural lot and a 1.9 residential lot.</p> <p>SEO needed comments from Adams Cty. citing that the key map is not provided at the scale required. SEO suggesting a waiver request of Section 86-13.B(9) to allow the use of the key map as provided.</p> <p>Presented: Adams Cty. Office of Planning and Development letter dated 8/26/13 Wm. F. Hill & Assoc., Inc. letter dated 9/10/13</p>	<p>Mr. Huesken moved, seconded by Mrs. Dehoff, to approve the waiver request of Section 86-13.B(9). Motion carried unanimously.</p> <p>Mrs. Dehoff, seconded by Mr. Huesken, to recommend approval of the Planning Module for the Bennett Final Subdivision Plan. Motion carried unanimously.</p> <p>Mrs. Dehoff moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors conditional approval of the Bennett Revised Final Subdivision Plan provided that 1) the Owner’s notarized signature shall be added to the Plans and 2) a Planning Module must be submitted and approved by the DEP prior to Supervisors’ signature of the Plans. Motion carried unanimously.</p>	Forward to Reg. Supervisors’ Mtg. 9/19/13.
	C. Sheetz Sign Variance Application	Michael LaCesa, Sheetz Director of Real Estate presented the Application for Hearing with MJT Zoning Hearing Board for a variance to allow wall signs on building and accessory canopy and to allow wall sign to be 32% of building face to which it is attached.	Mr. Huesken moved, seconded by Mr. Estavillo, to recommend to the Zoning Hearing Board approval of the variance from Section 110-129 and 110-129.A. Motion carried unanimously.	Forward to ZHB mtg. 9/18/13.
V.	Other Business	None.		
VI.	Adjournment	Meeting closed at 7:28 pm, next meeting is October 6 th .		

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer