

**Mount Joy Township Supervisors’
Supervisors’ Regular Meeting & Public Hearing Meeting
April 17, 2014**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, David Updyke Vice-Chair, Gil Clark, Dennis Bowman, Bradley Trostle, Solicitor - Susan Smith; Secretary – Sheri Moyer

8 Number of Residents Signed Attendance Sheet for this meeting.

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, PA 17325.

Call to Order: John Gormont presiding.

Starting Time: 7:03 pm

Pledge of Allegiance

PUBLIC HEARING

Call to Order: Public Hearing Meeting, duly advertised, opened at 7:02 pm.
Chairman, John Gormont presiding.

An Ordinance of the Township of Mount Joy, Adams County, Pennsylvania providing for declarations of storm emergencies This Ordinance provides the procedure and opportunity for the Board to declare an emergency. It contains the process by which that would occur and what the expectations of the public are once a storm emergency has been declared.

Public Comments: None.

Mr. Bowman motioned, seconded by Mr. Trostle to close the public hearing. Motion carried unanimously.

Adjournment: Closed Public Hearing: 7:04 pm

Supervisors' Regular Mtg. Reconvened at 7:04 pm

Board Action: Mr. Clark moved, seconded by Mr. Updyke, to adopt resolution 14-01 as presented. Motion carried unanimously.

Public Comments: Mr. Sharrah presented a new minor land development plan. Tabled to Workshop Meeting.

Approval of Minutes:

- February 20, 2014 Supervisors’ Regular Meeting Minutes: Mr. Bowman abstained from voting since he was not present at the meeting. Mr. Updyke moved, seconded by Mr. Trostle, to approve Minutes as presented. Motion carried unanimously.
- March 6, 2014 Supervisors’ Workshop Meeting - Cancelled

- March 20, 2015 Supervisors' Regular Meeting - Cancelled
- April 3, 2014 Supervisors' Workshop Meeting Minutes: Mr. Bowman moved, seconded by Mr. Trostle, to approve Minutes as presented. Motion carried unanimously.

Chairman's Comments: No comments.

Solicitor's Report: Solicitor's February and March Reports presented. Mr. Clark moved, seconded by Mr. Updyke, to accept the reports as presented. Motion carried unanimously.

Persons Requesting Time on Agenda: None.

Announcements: None.

Treasurer's Reports: Approval of Monthly Finance Report (Feb): Mr. Updyke moved, seconded by Mr. Bowman, to accept the February financial report as presented. Motion carried unanimously.

Approval of Monthly Finance Report (March): Mr. Updyke moved, seconded by Mr. Trostle, to accept the March financial report as presented. Motion carried unanimously.

Approval Bills Paid Report (Feb.): Mr. Updyke moved, seconded by Mr. Bowman, to accept the February bills paid report as presented. Motion carried unanimously.

Approval Bills Paid Report (March): Mr. Bowman moved, seconded by Mr. Updyke, to accept the March bills paid report as presented. Motion carried unanimously.

Road Report: February and March reports presented. Mr. Updyke moved, seconded by Mr. Bowman, to accept the February and March Road reports as presented. Motion carried unanimously.

Subdivision and Land Dev. Plans:

1. Carroll C. Crum – Minor Subdivision Plan and Non-Building Waiver. This is the first plan coming through under the new minor subdivision ordinance. It is transferring 10 acres from the larger tract that fronts Maryland Line Road to the tract that fronts Harney Road. Mr. Vranich recommended they do a motion to authorize the signature of the Non-Building Waiver prior to approval of the plan. Mr. Bowman moved, seconded by Mr. Updyke to approve the Non- Building Waiver. Motion carried unanimously.

Mr. Bowman questioned the fact that the owners had not signed the plan and Mr. Vranich explained that it is not uncommon to go before a Board without signatures because they may have changes/revisions that need to be made. Mr. Bowman moved, seconded by Mr. Updyke to approve the revised plan dated April 8, 2014 with the conditions of the owner's signature and upon approval of plan the recording of the deed. Motion carried unanimously.

2. Links/Retreat Phase III – Preliminary/Final Subdivision Plan. Mr. Sharrah presented the plan (9 sheets) for the last 11 units in the Retreat. The Planning Commission recommended it with a couple of conditions which have already been addressed. The date of the revised plan being presented to the Board is April 11, 2014. The date of the plan the Planning Commission reviewed was March 25, 2014. The Planning Commission

recommended approval pending the conditions of the Zoning Officer's letter dated April 7, 2014 and also the Engineer's letter dated April 7, 2014.

- Modification from SALDO 86-11 requirement for a preliminary plan submission. The developer is seeking to have a one step process and have the plan be a preliminary/final subdivision plan basically the developer is asking to skip the preliminary plan and go directly to a final plan submission. Mr. Bowman moved, seconded by Mr. Updyke to approve the waiver of the preliminary plan requirement and to allow a preliminary/final plan submission. Motion carried unanimously.
- Modification from SALDO 86-18.A(5) requirement for public streets. The developer is requesting to have private streets throughout. Mr. Clark moved, seconded by Mr. Updyke to approve the waiver requirement regarding the prohibition of private streets. Motion carried unanimously.
- Modification from SALDO 86-26.A requiring curbing along proposed streets. Mr. Clark moved, seconded by Mr. Bowman to approve the waiver requirement for curbing along streets. Motion carried unanimously.
- Modification from SALDO 86-27 requiring sidewalks within the proposed subdivision. Mr. Clark moved, seconded by Mr. Trostle to approve the waiver requiring sidewalks within the community. Motion carried unanimously.
- Modification from the PGC section of ZO 110-70.C(5)(k)2 & 110-143.D requiring a minimum right-of-way width for private streets to be 50 feet. Mr. Clark moved, seconded by Mr. Updyke to modify to reduce the 50' right-of-way in sections to 20' from the centerline as shown on the plan. Motion carried unanimously.
- Modification from the PGC section of ZO 110-70.(c)(k)3 requiring a minimum cartway width for private streets to be 24 feet. Mr. Clark moved, seconded by Mr. Updyke to modify the requirement and allow a 20' cartway width in certain areas. Motion carried unanimously.
- Modification from the PGC section of ZO 110-70.C(5)(n) requiring compliance with the minimum light criteria set forth in AASHTO. Mr. Bowman moved, seconded by Mr. Updyke to modify the requirement set forth in AASHTO based on Note #3 under the SALDO note notifications and with the condition that the individual property pole lights be moved to within 5' of the right-of-way. Motion carried unanimously.
- After all of the Engineer and Zoning Officer comments were discussed Mr. Bowman made a motion to approve the plan with conditions subject to all the remaining comments and changes. Mr. Bowman moved, seconded by Mr. Updyke to approve the plan be accepted subject to the conditions and modifications of the Engineers comments dated April 7, 2014 and the Zoning Officer's comments also dated April 7, 2014. Motion carried unanimously.

Wm. F. Hill & Assoc. Engineering Report: February and March reports presented. Mr. Updyke moved, seconded by Mr. Trostle, to accept the reports as presented. Motion carried unanimously.

Zoning Officer's Report: February and March Reports presented. Mr. Bowman moved, seconded by Mr. Updyke, to accept the reports as presented. Motion carried unanimously.

Septic Pumping Extension Request: Mr. Mike Meadows wrote the Board requesting an extension to have his septic inspected and/or pumped. He was due to have it inspected during the year 2013. Mr. Bowman moved, seconded by Mr. Clark to grant an extension to the end of the year (2014). Motion carried unanimously.

Land and Sea Services, LLC, Building Inspections: February and March Reports presented. Mr. Bowman moved, seconded by Mr. Updyke, to accept the reports as presented. Motion carried unanimously.

Open Records Officer Report:

- Larry Wolf requesting Sheetz Conditional Use Decision – granted
- Mark Walters requesting chapter and section of the Zoning Ordinance that prohibits Rettland Farm from processing poultry and how the determination was made by the Zoning Ordinance and how upheld by the Zoning Hearing Board – Denied

Monthly Fire Co. Reports: Fire Calls & EMS

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	3 (Feb.)	4
2. Barlow Fire Company	3 (Feb.); 5 (March)	11
3. Bonneauville Fire Co.	1 (Feb.); 2 (March)	5
4. Gettysburg Fire Co.	2 (Feb.); 6 (March)	11

Mr. Updyke moved, seconded by Mr. Clark, to accept the reports as presented. Motion carried unanimously.

Correspondence:

- Thank you card from the Updyke family
- Email from Senator Alloway re: Emergency Services Roundtable meeting May 8, 2014
- Adams County Association of Township Officials March Newsletter
- Adams County Office of Planning & Development Notice dated April 8, 2014 re: Community Development Block Grant - 2014
- Email dated April 14, 2014 re: South Central PA Housing Recovery Summit meeting Tuesday April 29, 2014

Committee/Board Reports:

- Personnel (B. Trostle, D. Updyke) None.
- Finance (J. Gormont, D. Updyke) None.
- Planning Commission: March and April reports were presented. Mr. Bowman moved, seconded by Mr. Updyke, to accept the reports as presented. Motion carried unanimously
- Planning, Land Use & Zoning (D. Bowman) None.
- Building & Grounds (G. Clark) None.
- Roads (J. Gormont) Mr. Gormont stated there will be a lot of activity this spring/summer. There is a lot of work that needs to be completed during the warmer weather.
- Public Safety (G. Clark) None.

Other Business: HDH Group – reference letters:

- Penn Township – (North West) Lancaster County
- City of Coatesville – Schuylkill County

- Salisbury Township – Lancaster County
- Whitehall Township – Lehigh County

New Business:

1. Resolution No. 14 of 2014 Authorizing participation in the Municipal Risk Management Workers' Comp. Trust Mr. Bowman moved, seconded by Mr. Updyke, to adopt Resolution No. 14 of 2014, to participate in the MRM workers' comp. trust. Motion carried unanimously.

2. Plan submission date change The Planning Commission requested they receive both the Engineer and Zoning Officer's comments at least a week prior to the meeting date. Currently the township's policy is that the deadline date for plan submission is 10 days prior to the Planning Commission meeting date. If the deadline date remains 10 days prior to the meeting this will only allow Mr. Vranich and Ms. Smith 5 days to review in order to get it to the Planning Commission. If the township moves the deadline submission date to 15 days it will give Mr. Vranich and Ms. Smith the time necessary to review and submit their reports. Mr. Updyke moved, seconded by Mr. Clark, to move the deadline date for submitting plans to 15 days prior to the Planning Commission meeting. Motion carried unanimously.

Executive Session: Start: 9:08 pm

Topic: Littlestown litigation and personnel issues

Meeting Reconvened: 9:44 pm

Adjournment: Meeting adjourned 9:45 pm.

Respectfully Submitted,

Sheri L. Moyer
Secretary