

**MOUNT JOY TOWNSHIP SUPERVISORS
WORKSHOP MEETING MINUTES
Thursday, April 6, 2023
7:00 P.M.**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call. Meeting called to order at 7:08 pm because of complications with the owl.

Present: Bernie Mazer, Chairman; Terry Scholle, Vice Chairman; Gil Clark; Todd McCauslin; Christine Demas

Also Present: Susan Smith, Solicitor; Erik Vranich, Township Engineer; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

Announcement: Executive session (personnel) held March 16, 2023

Conditional Use Hearing

Public hearing began at 7:08 pm on Gettysburg Outlet Center CMBS, LLC application to amend the prior-approved specialized village shopping center conditional use for the Gettysburg Outlets Center to expand the allowed hours of operation for a fitness facility from 10am-9pm to 24 hours. The public hearing was recorded by stenographer Deb Zepp.

Board closed the public hearing and reentered regular session at 7:48pm.

Public Comment-None

Business

- Gettysburg Outlets Center CMBS, LLC Conditional Use Decision. Supervisor Demas moved, seconded by Supervisor McCauslin to approve Gettysburg Performance Gym conditional use with a condition that the Gettysburg Performance Gym include Mt Joy Township in its indemnification clause on its membership form. Motion carried, unanimously.

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community –BOS action deadline: April 21, 2023. Before the Board for action was a waiver from Section 86:11 (HOP) and the Preliminary Plan. Attorney Helen Gemmill recapped the Wade Run project history and distributed a letter from the Township Traffic Engineer, a letter from Bob Sharrah, and a checklist for an HOP. They were asking for preliminary plan approval.

Public Comment

Craig Scheiner 35 Bridge Valley Rd-handed out Overview of Community Plan Document and Wade Run request for Consideration

Sal Ferlisi 46 Brookside Lane-construction on Bridge Valley Rd

Tom Newhart 720 Plunkert Rd-pro-waiver

Supervisor Clark proposed granting the waiver with condition that HOP is needed before the final plan. Mr. Klein said that that was a deal breaker. Supervisor McCauslin proposed tying the waivers to the second phase of the project.

Braden Baily-Builder, developer. Minority owner of the Links will be the one that finishes the project should something happen to Mr. Klein.

Debbie Lebo 75 Bridge Valley Rd-exit onto Taneytown Rd was on every plan previously viewed

John Kravitz 67 Bridge Valley Rd-Taneytown exit on plan

Jim Calder 75 Bridge Valley Rd-length of project

Attorney Gemmill guaranteed resubmission to PennDOT no later than May 15, 2023. She proposed a condition for approval of the preliminary plan that no more than five building permits are pulled at a time unless progress is shown on obtaining the HOP. She also offered sharing of communications on the HOP. Township Engineer Vranich proposed preliminary plan approval with the waiver of the HOP requirement for the preliminary plan.

Supervisor Clark moved, seconded by Supervisor Scholle to grant waiver of SALDO 86:11(b)(16) requirement for PennDOT HOP at the time of preliminary plan approval subject to the conditions that: the waiver must be re-requested at the time of submission of the first final plan; and the HOP application be resubmitted to PennDOT by May 15, 2023; and all correspondence related to the HOP must be shared with the Township. Motion carried, unanimously.

Attorney Gemmill inquired who would be on the correspondence chain and was informed that it would be the Township Secretary, Township Engineer, Township Traffic Engineer and Solicitor.

Chairman Mazer moved, seconded by Supervisor McCauslin to conditionally approve the preliminary plan subject to the comments of the Zoning Officer and Township Engineer in review letters both dated February 7, 2023 and payment of administrative fees. Motion carried, unanimously.

- Meeting Owl Purchase. Supervisor Scholle moved, seconded by Supervisor Clark to purchase the meeting owl for \$500. Motion carried, unanimously.
- Wawa technical conference request. Supervisor Scholle moved, seconded by Supervisor McCauslin to approve the request subject to payment by the applicant of costs for the conference incurred by the Township. Motion carried, unanimously.
- Payment for Zoning Hearing Board member training class and reimbursement of mileage to Zoning Hearing Board member Nick Demas. Supervisor McCauslin moved, seconded by Supervisor Clark to authorize reimbursement not to exceed \$200 for mileage and payment for Zoning Hearing Board training for Nick Demas. 4 Supervisors voted yes; motion carried 4-0. Supervisor Demas recused due to family relationship. Supervisor Demas delivered a recusal letter to the Secretary.

Adjournment. With no further business to be discussed by the Board, Supervisor Scholle moved, seconded by Supervisor Clark to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 9:26 pm.

Respectfully submitted by,

Shannon M. Hare
Secretary