

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, June 12, 2012
7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman; Bernie Huesken, Eleanor Dehoff, Susan Harbin, Secretary/Treasurer

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
I.	Call to Order	Starting Time: 7:20 pm	
II.	Announcements	No announcements.	
III.	Approval of Minutes	Approval of the May 8, 2012 Regular Meeting Minutes.	Mrs. Dehoff moved, seconded by Mr. Huesken, to approve the Regular Meeting Minutes. Motion carried unanimously.
IV.	Preliminary/Final Plans	No plans.	
V.	Other Business		
	A. Comprehensive Plan	Mr. Trostle's e-mail comments dated 6/6: 1) Active approach. 2) Move forward with the Zoning issue and address the Rt. 97 corridor.	PC comments: 1) The Comp Plan has been reviewed throughout and to completion. This directive is confusion. The Commission does not have the expertise and knowledge to update to comply with state law. 2) <ul style="list-style-type: none"> • AC Zoning: The PC has recommended that all land currently zoned RR with the exception of 2 areas, should be changed to the AC zoning. Explanation in recommendation report. • Historical Preservation: after review, no recommended changes to V and VH zoning. • Commercial Property: Commercial activity currently exists and no changes are recommended. • Higher density growth: The PC believes that there needs to be a plan in place that allows for continued growth beyond the lot yield allowed in

		3) Definitive methodology of determining designated recreational area	<p>the AC zoning. Since public water and sewer already exit at The Links, it is felt that this area would be a logical area for continued development. Rt 134 highway seems to be a logical transition point between the AC zoning and the high density of The Links. Explanation in recommended report.</p> <ul style="list-style-type: none"> • West of Rt. 15: area surrounding The Gettysburg National Military Park is presently zoning RR and MDR. The RR designation does not seem appropriate, suggesting new designation more appropriate for this area. • Rt 97 corridor: all other areas not changed to AC would continue current zoning. No requests to change zoning have come in from residents along Rt. 97. The Township does not have water and sewer hookup on the Rt. 97 corridor. <p>3) In the March 13th report to the Supervisors it states, ‘It was brought to the PC by Supervisor Gil Clark that the Supervisors were looking for more input regarding ordinances pertaining to open space and recreation areas. After some discussion, it was moved and seconded that any input from the PC would have to wait until after the comprehensive plan is finalized and sent to the Supervisors.’</p>
		<p>Mr. Gormont’s e-mail comments dated 6/6:</p> <p>1) A list of potential development locations . . . valid or indicate those that should be removed.</p> <p>2) Parts of Comp Plan for removal, updates or additions.</p>	<p>1) The PC agrees that the commission has addressed this in the report.</p> <p>2) The PC has studied the current Comp Plan page by page, and needs clarification as to this statement.</p>
		<p>After much discussion, the PC agreed that explicit communication is missing. E-mail comments for the PC were sent to the Township secretary and other Supervisors. Only 2 Supervisors have responded. The Secretary forwarded e-mail comments after more information from the PC was requested due to confusion about the agenda. The PC would like to address the Supervisors as a group to discuss comments and communication in the future from the Board as a whole.</p>	
		Supervisors’ original request to prepare and update the Comp Plan.	<p>In referring to the original request, the PC has complied with reviewing all items on the list (to some degree) with the exception of #3 and #7, as noted on page 8 of the PC recommendation report. The Commission does not have the expertise and knowledge to update these areas and will discuss with the Supervisors.</p>
	B. Resident Requests	1. Dean Shultz letter addressed. He is	Mr. Bowman will discuss with the Board of Supervisors that Mr. Shultz’s

		<p>requesting that his parcels be zoned Agricultural Conservation. The PC has recommended changes to the Board of Supervisors which would include changing Mr. Shultz's property to AC. However, at this time, no final decision has been made by the Board of Supervisors concerning the PC recommendations.</p>	<p>letter was addressed directly to the Supervisors, not the PC, and is recommending that the Supervisors respond to his letter once a decision has been finalized.</p>
		<p>2. Bob Gitt, 2 lots on Mud College. Mr. Get is requesting confirmation of the PC recommendation to the Board concerning his 2 lots. The PC has discussed Mr. Gitt's property with him at previous meetings. No final decision has been made by the Board of Supervisors concerning the PC recommendations.</p>	
VI.	Adjournment	<p>Meeting closed at 8:20 pm, next Meeting on July 10th.</p>	<p>Mrs. Dehoff moved, seconded by Mr. Huesken, to adjourn the Regular Meeting. Motion carried unanimously.</p>

Respectfully Submitted,

Susan C. Harbin
 Secretary/Treasurer