

**MOUNT JOY TOWNSHIP SUPERVISORS  
REGULAR MEETING AND PUBLIC HEARING AGENDA  
Thursday, April 21, 2016  
7:00 P.M.**

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

**Absent:** Bradley Trostle

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, Pennsylvania.

**Call to Order:** John Gormont, presiding.

**Starting Time:** 7:00 p.m.

**Pledge of Allegiance**

**PUBLIC HEARING**

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

- AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOUNT JOY, ADAMS COUNTY, PENNSYLVANIA, CHAPTER 110, ZONING, ARTICLE V PRINCIPAL USES AND 110 ATTACHMENT 4, TO PROVIDE FOR SOLAR ENERGY SYSTEM AS A PRINCIPAL USE

Ms. Smith said the proposed amendment is to add solar energy system as a principal use and to provide for that as a conditional use in any zoning district.

**Public Comment:** Bob Gitt, 3854 Baltimore Pike, Littlestown, Pennsylvania presented the Board with several contracts to lease his land dating back to 2000, 2010 and again this year. The previous contracts were dropped due to the companies having financial difficulties. Mr. Gitt said in an effort to keep costs to the developer down to review the setback and buffer requirements.

Mr. Updyke said that both he and Mr. Gormont went to Emmittsburg to see the solar farm there. He indicated that if you did not know that it was there you would never see it. Mr. Gormont said that the fencing had mesh screening which eliminated the need for buffer vegetation. Mr. Bowman agreed that the Board should review at the setbacks and buffers.

**Adjournment:** Closed Public Hearing: 7:38 p.m.

Supervisors' Regular Mtg. Reconvened at 7:38 p.m.

**Board Action:** Mr. Bowman moved, seconded by Mr. Clark, to table the ordinance for discussion at the June 5, 2016 workshop meeting. Motion carried unanimously.

**Public Comment:** Speros Marinos, 201 Civil War Lane, Gettysburg, Pennsylvania, said that PennDot installed a new boundary sign along Rte 95. He also said he felt the Township needed to look into obtaining a police presence within the Township. He suggested the possibility of contracting police coverage or possibly hire a police officer or two for the safety of the Township.

**Approval of Minutes:**

- Supervisors' Regular Meeting Minutes, March 17, 2016. Mr. Updyke moved, seconded by Mr. Clark, to accept Minutes as presented. Motion carried.
- Supervisors' Workshop Meeting Minutes, April 7, 2016. Tabled until the next meeting since there was not a quorum of those in attendance at the meeting.

**Chairman's Comments:** None.

**Solicitor's Report(s):**

- Solicitor Reports for March 17, 2016 and April 21, 2016 meetings: Mr. Updyke moved, seconded by Mr. Bowman, to accept the Solicitor's reports as presented. Motion carried unanimously.

**Persons Requesting Time on Agenda:** None.

**Announcements:** None.

**Treasurer's Reports:**

- Approval of Monthly Finance Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.
- Approval of Bills Paid Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Road Report:** Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

**Subdivision and Land Dev.:**

- Preliminary/Final Land Development Plans – Felty Investments, LP (d/b/a Gettysburg Tours, Inc.): Mr. Sharrah presented the plan for Felty who is proposing a bus garage and parking facility. This was approved with conditions from the Zoning Hearing Board which is noted on the first page of the plan. Mr. Sharrah stated he believes they address the comments in both Ms. Hare and Mr. Vranich's review letters.

Mr. Bailey read through the conditions in their March 24, 2016 letter. Several items have been addressed. The only outstanding items are; 3, 6, 7, 8, 10, 11. Item 6 is a waiver request and item 10 is a modification request which the Board will need to act upon prior to approval.

Waiver from SALDO 86.20.B(6) requiring that access drives shall not be located within 5 feet of a property line. Based on the fact that the driveway will cross the property line. Mr. Clark moved, Mr. Bowman seconded the motion to approve the waiver requested. Motion carried unanimously.

Modification from SWM81-310.A.2.i[1] establishing a maximum basin embankment slope of 4:1. Mr. Clark moved, seconded by Mr. Updyke, to approve the modification of a slope of 4:1 to a small section to have a 3:1 slope. Motion carried unanimously.

Mr. Bowman moved, seconded by Mr. Clark, to conditionally approve the plan subject to conditions that the applicant satisfy the comments of the engineer’s March 24, 2016 letter Numbers 3, 7 (including legal counsel’s review and approval of the form of financial security), 8 (including review and approval of final form of the License Agreement by legal counsel), number 11 (including legal review and approval of final form of the Stormwater Management Maintenance Agreement) and adding that all administrative fees are to be paid and that the well completion report and well location site plan be recorded. Motion carried unanimously.

**Engineering Report:** Mr. Clark moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Zoning Officer/Code Enforcement Officer’s Report:** Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Building Inspections:**

- **MDIA Inspection Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.
- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Open Records Officer Report**

- Larry DeLauter from Construction Journal requesting White Road Bid Results – Granted
- Signature Information Solutions, LLC. Requesting the tax collector’s March report - Granted

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	3	6
2. Barlow Fire Company	2	8
3. United Hook & Ladder No. 33-3	0	0
4. Gettysburg Fire Co.	1	6

Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously

- Barlow and Gettysburg Fire Companies 1st quarter financial statements: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

- Mr. Bowman moved, seconded by Mr. Clark, to approve the 1<sup>st</sup> quarter distribution payment to both Barlow and Gettysburg Fire Companies. Motion carried unanimously.

### **Correspondence**

- Letter dated March 18, 2016 from Wm. F. Hill enclosing White Run Regional Municipal Authority Chapter 94, 2015 Annual Report
- Letter dated March 30, 2016 from Comcast regarding channel addition
- Memo dated March 30, 2016 from PSATS regarding Youth Award Contest
- Letter dated March 31, 2016 from ACCOG regarding electronics recycling program
- Letter dated April 1, 2016 from DEP acknowledging receipt of the Township Act 537 Annual Report
- Adams County Conservation District 2015 Annual Report
- Adams County Extension 200<sup>th</sup> anniversary celebration on May 15, 2016
- Letter dated April 15, 2016 from Todd McCauslin regarding 24' privacy fence

### **Committee Reports**

Personnel: (Trostle and Updyke) No report.

Finance: (Gormont and Updyke) No report.

Planning Commission:

- April report: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Planning, Land Use & Zoning: (Bowman) No report.

Building & Grounds: (Clark) No report.

Roads: (Gormont) No report.

Public Safety: (Clark) Mr. Clark attended a meeting with Barlow Fire Chief. This evening there is a meeting between members of Barlow and Gettysburg Fire Co's. to discuss and possibly vote on merging. Barlow's Fire station would be maintained as a substation. If the merger is approved it could take 6 months to year for it to be finalized.

Mr. Clark also indicated that the Wounded Warrior bike ride comes through the Township on Sunday, April 24, 2016 and will be riding down Mason Dixon Road.

### **Business**

- Driveway Awareness Letter: The Links at Gettysburg: The Township received a letter dated March 23, 2016 from Martin and Martin, Inc. requesting the township provide the Department of Transportation with a driveway awareness letter relative to the pending application for a Highway Occupancy Permit. Mr. Clark moved, seconded by Mr. Bowman, to authorize the Secretary to sign and send the letter. Motion carried unanimously.
- Seal Coat Bid – Opening: The Township received one (1) bid(s) in response to the advertisement for Seal Coating. The bid(s) were received by the Township on April 21, 2016 prior to the 4:00 p.m.

deadline. The bid(s) remained sealed and were opened at 8:40 p.m. during the Board of Supervisors' regular meeting.

<b>Company</b>	<b>Amount</b>	<b>Meet Requirements</b>
Hammaker East, Ltd. 1514 Black Gap Road Fayetteville, PA 17222	\$19,593.00	Yes

Mr. Bowman moved, seconded by Mr. Clark, to accept the bid from Hammaker East Ltd. in the amount of \$19,593.00 for the seal coating project. Motion carried unanimously.

Winter Storm Jonas 2016 FEMA - Designation of Agent Resolution: Mr. Gormont stated that he and Ms. Moyer attended a FEMA briefing meeting this morning. Part of the paperwork required for the application process is a Declaration of Agent Resolution. At the April 7, 2016 meeting the Board approved the appointment of Mr. Gormont, Chairman of the Board to be the Township's applicant/agent. During the meeting it was explained that the individual who is involved with all the paperwork generally is the appointed applicant/agent. The Board is rescinding Mr. Gormont's appointment made by prior resolution and appointing Ms. Moyer as the applicant/agent. Mr. Gormont moved, seconded by Mr. Clark, to rescind the designation of Mr. Gormont and approved the appointment of Ms. Moyer as the applicant/agent for the processing of the FEMA paperwork. Motion carried unanimously.

- Financial Security Estimate for Felty Investments, LP (d/b/a Gettysburg Tours, Inc.): MS. Smith said the Applicant Engineer prepares an estimate. The Township Engineer reviews it and has recommended approval of the estimate in the amount of \$94,138.00. Mr. Updyke moved, seconded by Mr. Clark, to accept the financial security estimate in the amount of \$94,138.00. Motion carried unanimously.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:45 p.m.

Respectfully submitted,

Sheri L. Moyer  
Secretary