

**Mt. Joy Township
 Planning Commission Regular Meeting
 Tuesday, July 10, 2012
 7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken, Eleanor Dehoff,
 Cindy Smith, Zoning Officer, 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: 7:02 pm	
II.	Announcements	No announcements.	
III.	Approval of Minutes	Approval of the June 12, 2012 Regular Meeting Minutes.	Mrs. Dehoff moved, seconded by Mr. Huesken, to approve the Regular Meeting Minutes. Motion carried unanimously.
IV.	Preliminary/Final Plans		
	A. The Links at Gettysburg, Revised Garrison Falls Lighting Plan	Bob Sharrah, Sharrah Design Group, Inc., presented revised plan for lighting in the Garrison Falls community of The Links, asking for a variance in the ordinance, stating that the original design provided excessive lighting for a residential neighborhood.	Mrs. Dehoff moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of a variance on the plans for lighting in the Garrison Falls community of The Links, pending the lighting engineer study meets minimum twp. standards. Motion carried unanimously
	B. Olswfski Tract/ Holiday Inn Express, Subdivision and Land Development Plan	Bob Sharrah, Sharrah Design Group, Inc., presented updated review of Olswfski Subd & Land Development Plan after receiving Adams Cty Office of Planning & Development comments and Wm. F. Hill Assoc. comments.	For information only.
V.	Other Business		
	A. Herrick Zoning Hearing Application	Bob Sharrah, Sharrah Design Group, Inc., presented expansion on variance requests and justification. 1. Variance from 75' Setbacks.	

		<p>The project proposes the re-development of 1.078 acre tract located at 3772 Baltimore Pike in the Village Zone. There are no buildings presently on the property. Mr. Herrick proposes to re-locate his contractor’s headquarters to this location and will construct a 40’ by 60’ building. This is a permitted use in the Village Zone.</p> <p>Mr. Herrick is requesting variance from the 75’ setbacks. A 75’ setback would create a hardship by the narrowness of the existing lot and leave space for a 15’ building. The applicant can and will provide a 50’ side yard setback.. Mr. Herrick is requesting this variance given the existing lot size and configuration.</p> <p>2. Variance as to Buffer Yards.</p> <p>The Zoning Ord. requires a 30’ buffer yard be provided. The entire lot is 165’ wide and to provide a 30’ buffer on the sides and front would create an undue hardship on the function of the property. Mr. Herrick proposes to provide a 15’ buffer along the side lots with plant materials as a compromise.</p>	<p>Mr. Huesken moved, seconded by Mr. Bowman, to recommend to the ZHB approval of a variance on the building setbacks from 75’ to 50’ for the property located at 3772 Baltimore Pike, Littlestown, with the condition that vehicles passing around the building will not infringe on the neighboring residential properties. Yea – 3, Mr. Huesken, Bowman, Estavillo Nay – 1, Mrs. Dehoff Motion carried.</p> <p>Mr. Bowman moved, seconded by Mr. Estavillo, to recommend to the ZHB approval of a variance on buffer zone from 30’ to 15’ for the property located at 3772 Baltimore Pike, Littlestown, with the condition that the plant materials will be thick enough for privacy and well maintained. Motion carried unanimously.</p>
	<p>B. Stormwater Management Ordinance Review</p>	<p>Jon Kilmer, Wm. F. Hill Assoc., presented draft ordinance. PA has new regulations for stormwater management. Adams county adopted the PA ordinance regarding stormwater management. MJT has reviewed and revised the county ordinance to be consistent with MJT requirements. A Public Hearing will be held on the MJT Ordinance. A recommendation is requested from the PC to the Brd. of Supervisors for the Public Hearing.</p>	<p>Mr. Huesken moved, seconded by Mrs. Dehoff, to recommend to the Board of Supervisors approval of the Stormwater Management Ordinance as presented. Motion carried unanimously.</p>
	<p>C. Development Recreation Areas</p>	<p>Mr. Bowman led discussion concerning allotment of space for recreation areas within MJT for future developing areas. It was stated that no area should be set aside for recreation, particularly since no plans for developments exist at this time or in the near future due to economic times and more relevant are water issues. It was felt that a designated recreation area for 10 – 15 homes along the side of a farm is</p>	<p>Mrs. Dehoff moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors to not require any allotment of space for recreation areas within Mt. Joy Twp. and that there should not be any fee related to subdivision for recreation areas. Motion carried unanimously.</p>

		not necessary.	
VI.	Adjournment	Meeting closed at 8:30 pm, next Meeting on Aug. 14 th .	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer