

**Mt. Joy Township
 Planning Commission Regular Meeting
 Tuesday, August 14, 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 July 10, 2012 Regular Meeting Minutes.	Mr. Huesken moved, seconded by Mr. Estavillo, to approve the Regular Meeting Minutes. Motion carried unanimously.
IV.	Subdivision and Land Development Plans		
	Olswski Tract/ Holiday Inn, Subdivision and Land Development Plan	Bob Sharrah, Sharrah Design Group, Inc., presented Olswski Preliminary/Final Subdivision & Land Development Plan for recommendation to the Board of Supervisors for a Conditional Use approval. Presented: Wm. F. Hill & Assoc., Inc. ltr dated 6/26/12 Sharrah Design Group, Inc. ltr dated 7/5/12 Adams Cty. Office of Planning & Development ltr dated 7/10/12 White Run Regional Municipal Authority ltr dated 7/18/12 Sharrah Design Group, Inc. ltr dated 8/3/12	

		<p>Wm. F. Hill & Assoc., Inc. Letter dated July 23, 2012. See attached.</p> <p>19 comments presented for review and consideration.</p> <p>Modifications presented:</p> <ol style="list-style-type: none"> 1. SALDO 86-30.F(4) – The minimum top width of a detention basin berm shall be 10 ft. The Applicant has requested a modification of this section to an 8 ft. berm width. 2. SALDO 86-30.F(6) – The maximum slope of earth detention basin embankments shall be 5:1. The Board of Supervisors may permit a reduction of this slope to 3:1 if the proposed slopes can be maintained properly. The Applicant has requested a modification of this section to utilize 3:1 slopes for the detention basin embankment. 3. SALDO 86-30.H(2) – This section establishes the minimum slope of drainage pipe of 0.5%. The Applicant has requested a modification of this section to allow for a minimum drainage pipe slope of 0.35%, as depicted on the plans. 4. SWM 81-31.A & SALDO 86-30.K(2) - Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement (Appendix C) must be signed and recorded prior to Plan approval. 	<p>Mr. Estavillo moved, seconded by Ms. Dehoff, to recommend approval of modifications recommended by Wm F. Hill & Assoc. in the July 23rd letter in reference to the Olswski Tract Preliminary/Final Subdivision and Land Development Plan for Conditional Use. Motion carried unanimously</p>
		<p>Barlow Volunteer Fire Co. Fire Chief, Dave Murry, presented comments and requests:</p> <ul style="list-style-type: none"> • Hydrant must match existing Outlet’s hydrants. • May require relocation of fire hydrant. • Revise Plan, page LD8, showing 6”water supply from Outlets. • Clear access on north and south sides of hotel 	

		<p>increase to 25ft.</p> <ul style="list-style-type: none"> Estimated flow hydrant on site/with actual flow rates upon completion. 	
		Request for recommendation to the Board of Supervisors for a Conditional Use approval.	Ms. Dehoff moved, seconded by Mr. Estavillo, to recommend Condition Use approval to the Board of Supervisors, pending list of conditions referred to in Wm F. Hill & Assoc. letter dated July 23, 2012, in reference to the Olswfski Tract Preliminary/Final Subdivision and Land Development Plan. Motion carried unanimously
V.	Other Business		
	1. PC Revised Recommendation Form, Draft		Revised form reviewed and accepted by Board.
	2. Comprehensive Plan, Municipal Planning Code and PA Court Decisions, Susan Smith, Esq.	<p>Twp. Solicitor spoke with the Planning Commission members in reference to PC duties, educated as to the function of the PC as a body, and commented on duties and implementation tools needed for revision to Twp. Comprehensive Plan.</p> <p>Solicitor referred to 3 documents used as implementation tools for a Twp. Comprehensive Plan.</p> <ol style="list-style-type: none"> Municipalities Planning Code Zoning Ordinance and Subdivision & Land Development Ordinance (SALDO) Twp. Official Map 	<p>Twp. Secretary will provide copies of PA Municipalities Planning Code, the TWP Subdivision & Land Development Ordinance (SALDO) for each member and a copy of The Sunshine & Right-To-Know Laws for the Chairman.</p> <p>Solicitor stated that DCED has several guidance booklets available. Secretary will review, print, and have available at the next meeting.</p>
		<p>9 components for a Comprehensive Plan:</p> <ol style="list-style-type: none"> Background information. Data about community. Plan for transportation. Plan for utilities. Land Use (generalized map) Statement as to the interrelationship between components and consequents that those would create if implemented as described. Short and long term implementation strategies. (identification of tools needed to implement plans). Compatibility with other municipalities bordering Twp., and consistency with the county comprehensive plan. Plan for natural and historical resources. 	

		Current Twp. Comprehensive Plan has these 9 components in it. The level of change in the community will drive how much change or re-working of the plan needs to take place.	
		Continued role of the PC as Comprehensive Plan revision evolves. Twp. supervisors have reviewed and are currently discussing changes in the Comprehensive Plan. The Comprehensive Plan will come back to the PC for an official comment, and will hold a public meeting, inviting residents to speak about the Comprehensive Plan.	
	3. Motions Needed During PC Mtgs.	Subdivision plan seeking a modification. Solicitor suggests breaking down motions: 1. 1 st act - motion to grant or deny the modification, make a motion per modification. 2. Conditions - motion on each of the conditions the PC wishes to attach for approval. 3. Move to approve the plan with/without conditions or move to deny the plan for X reasons.	
VI.	Adjournment	Meeting closed at 8:43 pm, next meeting on Sept. 11 th .	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer