

JUNE 11, 2008 CONDITIONAL USE HEARING CONTINUED – HORIZON GROUP PROPERTIES, INC.:

The Mount Joy Township Board of Supervisors continued a Conditional Use Hearing this date, as recorded in the record of May 15, 2008, at 7:00 p.m. in the meeting room of the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325 with Board Chairman James W. Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, Samuel Dayhoff, and Robert Rhodes; Solicitor Walton V. Davis; Zoning Officer Dave Crouse; Eric Mains, Engineer; and Secretary Brenda J. Constable. Stenographer for the hearing was Jan Bucher.

Others in attendance were: Jerry Althoff, Tom Dunchack, and Audrey Weiland representing the Planning Commission; Wendy Beauchat, Phillip Hileman, Tom Rumptz, and Bob Sharrah representing Horizon Group; Eileen Holmes; and Martin Sipkoff.

See Transcript for Hearing – filed at the Township Office

Mr. Davis noted that the applicant submitted an additional request for an amendment relative to 15% steep slope protection.

Ms. Beauchat continued questioning with Phillip Hileman, General Manager of The Outlet Shoppes, addressing the following:

- Displays of concrete work relative to outside walls in loading areas
- Outside store signs
- Pavers

Mr. Sharrah addressed the following:

- Loading areas and set up for two-way traffic
- Sewer capacity from WRRMA
- Steep slopes
- Traffic impact
- Stamped and colored concrete

The Supervisors questioned Mr. Hileman and Mr. Sharrah after each testimony. Mr. Davis questioned Mr. Sharrah with regard to detailed landscape plans and areas of steep slopes to be disturbed. Main Street traffic patterns were also discussed.

After a ten minute recess, Ms. Beauchat continued with questioning Tom Rumptz, VP of Horizon Group Properties, addressing the following:

- Start and completion of Phase II
- Brick pavers
- Additional large stores
- WRRMA sewer capacity
- Requested clarification on 20% pedestrian surface
- Traffic impact
- Trash collection

- Signage size and a request that any other signage be approved by the Supervisors and not the Zoning Hearing Board
- Withdrew the request to use colored concrete wall in back loading areas and agreed to do vinyl siding and fencing as what is already in place.

Further questioning was done by the Supervisors addressing clarification of the issues listed above. Discussion was held with regard to merging two tracts of land; one of which a proposed hotel would be situated. With regard to Main Street traffic, Mr. Rumptz stated they would consider making it one-way traffic.

All questioning concluded. No public comment was given. Mr. Davis asked Horizon for an up-to-date list of what they are requesting. It was noted that the Supervisors have 45 days to render a decision. A date would be set for a public meeting to announce the decision and all parties would be notified prior to that date, as well as legal advertisement. Mr. Waybright thanked everyone and declared the Hearing closed and adjourned at 10:00 p.m. this date.

Respectfully submitted,

Brenda J. Constable
Secretary