

**Mount Joy Township  
Supervisors' Workshop Meeting  
May 2, 2012, 7:00 p.m.**

**Meeting Minutes**

Present: Board Chairman - John Gormont; Supervisors - David Updyke, Gilbert Clark, Bradley Trostle, Mike Gearhart;  
Susan Smith, Solicitor; Sheri Moyer/Office Assistant

  2   Number of Residents Signed Attendance Sheet for this meeting.

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, PA 17325.

Item/Topic		Discussion	Action/Resolution	Follow Up/ Date
<b>I.</b>	<b>Call to Order</b>	John Gormont presiding. Starting Time: 7:00 pm		
<b>II.</b>	<b>Public Comments</b>			
	Gerald Maloney 744 Harney Rd.	Mr. Maloney is concerned about the house that burned down the street from the Township building. The house has been knocked down and everything is piled and burning. Mr. Maloney was concerned that it possibly could be a health hazard.	Mr. Gearhart indicated that the owner obtained a two day burning permit from the County and indicated that whatever is left will be scraped up and hauled off.	
<b>III.</b>	<b>Business</b>			
	Sign Ordinance	Mr. Gearhart indicated that he did not have anything ready yet.	Mr. Gearhart will have draft ready for the June 6, 2013 workshop meeting.	June 6, 2013 Workshop Meeting
	Comprehensive Plan - Rte 97 Corridor	Mr. Gormont indicated that everyone has a draft copy that incorporates all the input to date. Page 22 was where Mr. Gormont requested from Mr. Clark the information on the sewage treatment plant at the Links. Page 38 Agricultural Conservation - Mr. Trostle indicated this section is referencing agricultural conservation which permits large scale livestock farming. Currently within the Township there are large areas where large scale livestock/chicken farms are allowed. The open countryside will still be promoting open space but will still allow development within the open space guidelines. The Township still will need to have some designation of agricultural conservation but will limit it to a smaller area. Mr. Updyke questioned the difference between open countryside and agricultural conservation. Ms. Smith explained the only difference is that agricultural conservation allows for the intense livestock/ chicken farms. Mr.		Continued to the June 6, 2013 workshop meeting

		<p>Gearhart questioned what the parameters for intensive livestock/chicken farms are. Ms. Smith stated that it is defined by Federal law based on number of animals and weight. Mr. Trostle believes the Township should change its focus to Open Countryside which has the same conditions as Agricultural Conservation without the large scale farming operation. With that in mind, where within the Township do we allow large scale farming? Ms. Smith stated that agricultural conservation is basically to preserve the farm. If the Township is trying to preserve the open space zoning then one approach would be Large Lot Zoning. Same result but a different approach. Many people do not like large lot zoning because it cuts up the farm into smaller farms or no farms at all. Mr. Trostle questioned how to determine a lot size. Ms. Smith said the Township has to determine what it considers to be a rational lot size that would retain open countryside. Ms. Smith indicated that you have to have a rational basis for the decision. Then put agricultural conservation in an area where the Township wants to preserve the farm and protect it. The Township would then have an agricultural area where it is determined that this area is where the Township wishes to promote the farm as the primary use and is utilizing agricultural conservation techniques there. Mr. Gormont directed the conversation back to what the Township's focus should be. The Board open countryside fits the character of the community and should be the largest designation.</p> <p>Page 35. Requires some type of header that possibly reads "consider the following new district to advance the protection of the open and agricultural areas of the township." Mr. Gormont believes that page 35 - Agricultural Conservation and page 45 Open Space can be removed because they are duplicates.</p> <p>Mr. Trostle indicated that page 38, which is immediately following the adjacent zoning map, is where the Township begins describing each of the zoning districts starting with; 1. Agricultural Conservation, 2. Open Countryside, 3. Corridor Zone, 4. Commercial and 5. Industrial/Commercial. So this plan is looking at 5 zoning districts. Mr. Trostle felt it makes sense to have all the development to be mainly along Rte. 97 separating out the Route 97 Corridor to incorporate all the current zoning.</p> <p>Page 44 the first two paragraphs need to be moved/incorporated within the Corridor Zone.</p> <p>Page 46 first paragraph regarding parking being placed at the rear of</p>		
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		<p>the buildings should be deleted.</p> <p>Page 48 the second paragraph under the Goal beginning with “If desired, the Township...” should be deleted. Ms. Smith indicated that starting with Pg. 48 Historic Preservation Plan, Community Facilities and Services Plan, Transportation Plan are plans within the Plan. Mr. Gormont questioned do we need to keep these. Ms. Smith indicated that it is the Board’s choice. Mr. Gormont said we need to think about it and discuss further.</p> <p>Page 54 Mr. Gormont requested a description of the water system at the Links from Mr. Clark. Mr. Clark stated that he would provide that information. Ms. Smith indicated we should get a written report from the water authorities regarding what their expansion plans are going forward. Mr. Trostle asked Mr. Gormont to put together a letter to the two authorities.</p> <p>Page 57 Transportation Plan. Mr. Gormont indicated that they are going to reclassify roads because currently they are not classified correctly.</p> <p>Page 58 Putting this Plan into Action. Mr. Gormont asked if it is really needed. Ms. Smith indicated that it is not uncommon to have a section similar to this.</p> <p>Mr. Trostle questioned the wording of “Goal” in all the sections and wanted to know if it could be removed or replaced with some other language. Ms. Smith indicated we could use “Land Use Principles”, “Policies” as this is a policy document. Ms. Smith reminded the Board that the Plan requires a statement of objectives, a plan for land use, implementation strategies, and a statement that existing and proposed development is compatible with this.</p>		
<b>IV.</b>	<b>Other Business</b>	Ms. Moyer stated that the July Workshop is scheduled for July 11, 2013 and that it has been advertised accordingly. The regular meeting is scheduled for July 18, 2013 which is when the Links hearing is scheduled. Ms. Smith said we should bring it up for discussion during the June 20, 2013 regular meeting.		Ms. Moyer will put this on the June 20, 2013 agenda for discussion.
<b>V.</b>	<b>Adjournment</b>	With no further business to be discussed by the Board, the meeting was adjourned at 8:30 p.m.		

Respectfully Submitted,

Sheri L. Moyer  
Office Assistant