

**Mt. Joy Township
Planning Commission Regular Meeting
Wednesday, October 12, 2011**

Meeting Minutes

Present: Audrey Weiland, Chairman; Harry Tassou, Steve Wood, Paul Estavillo
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	Follow Up/ Date
Call to Order	Audrey Weiland presiding. Starting Time: 7:00 pm		
Approval of Minutes	Approval of the August 10, 2011 Meeting Minutes. No quorum for the September meeting.	Mr. Wood moved, seconded by Mrs. Weiland, to approve the August 10, 2011 Meeting Minutes as presented. Motion carried unanimously.	
Preliminary/Final Subdivision Plans			
A. Duane Urban	Planning Module and Subdivision Plans presented.	Mr. Estavillo moved, seconded by Mr. Wood, to recommend approval of the Urban Planning Module for 730 Barlow-Two Taverns Rd., Gettysburg, PA. to the Board of Supervisors. Motion carried unanimously. Mr. Wood moved, seconded by Mr. Tassou, to recommend approval of the Duane Urban Subdivision Plans for 730 Barlow-Two Taverns Rd, Gettysburg, PA, to the Board of Supervisors. Recommended conditions of approval pending 1) owners signature, and 2) collection of Recreation Fees. Motion carried unanimously.	Forward to Supervisors' Reg. Mtg., 10/20/11
B. Linda Neiswender	Planning Module and Subdivision Plans presented.	Ms. Weiland moved, seconded by Mr. Tassou, to recommend approval of the Neiswender Planning	Forward to Supervisors'

		<p>Module for 119 Roberts Rd., Littlestown, PA , to the Board of Supervisors. Motion carried unanimously.</p> <p>Mr. Tassou moved, seconded by Mr. Wood, to recommend approval of the Linda Neiswender Subdivision Plans for 119 Roberts Rd., Littlestown, PA, to the Board of Supervisors. Recommended conditions of approval pending 1) owners signature, and 2) collection of Recreation Fees. Motion carried unanimously.</p>	<p>Reg. Mtg., 10/20/11</p>
<p>C. Donald Wickline</p>	<p>Planning Module and Subdivision Plans presented. Engineer suggestions:</p> <ol style="list-style-type: none"> 1. ZO 110-26.B(3)(e) – This section of the Zoning Ordinance states the requirement for additional notation on the Plan with regard to further subdivision. Based on the Table found at ZO 110-26.B(3)(a), the parent tract of 12.03 acres is permitted to create two (2) new lots. It should be stated on the Plans that Lot 1 may only subdivide one additional Lot per this section. Additionally, it shall be noted on the deed in accordance with this section. 2. ZO 110-26.B(3)(k) – For any lot submitted for subdivision approval in the AC District, the notation located in this section shall be added to the Plans. 3. ZO 110-26.B(3)(m)[5] – The maximum building coverage of 25% shall be added to the Plans 4. SALDO 86-11.B(26)(d)[2] – Due to the presence of Croton Soil on the site, which is a hydric soil, and no formal wetlands delineation has been performed, the following note shall be added to the Plans in accordance with this section. “No alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands.” 5. SALDO 86-11.B(37) – This section requires construction information be provided with respect to the driveway intersection with Krug Road. The 	<p>Mr. Estavillo moved, seconded by Mr. Wood, to recommend approval of the Wickline Planning Module for 147 Krug Rd, Littlestown, PA , to the Board of Supervisors. Motion carried unanimously.</p> <p>Mr. Wood moved, seconded by Mr. Estavillo, to recommend approval of the Wickline Subdivision Plans for 147 Krug Rd, Littlestown, PA, to the Board of Supervisors. Recommended conditions of approval providing all corrections are completed as noted in the Jonathan Kilmer letter dated Oct. 5, 2011. Motion carried unanimously.</p> <p>Changes need to be finished and returned to Jon Kilmer of Wm. F. Hill & Assoc., Inc., by Tues., 10/18. Plans can then be presented at the Supervisors Mtg on 10/20 for approval.</p>	<p>Forward to Supervisors’ Reg. Mtg., 10/20/11</p>

	<p>roadmaster shall determine if a driveway swale or culvert is required. This may be done at the time of Permit application.</p> <p>6. SALDO 86-13.B(16, 20) – The right-of-way information for Krug Road shall be added to the Plans. In addition, it is noted that a dedicated Right-of-Way line has been depicted on Lot 2. The dedicated Right-of-Way line shall also be included and depicted across Lot 1 of the subdivision.</p> <p>7. SALDO 86-13.B(28) – The Owner’s notarized signature shall be added to the Plans.</p> <p>8. SALDO 86-13.B(31) – Similar to Item Number 3 above, this section requires the accurate location of wetlands. Wetlands shall be added to the Plans, or a note stating that no wetlands exist on the Property.</p> <p>9. SALDO 86-13.C(11) – A planning module as required by the Department of Environmental Protection is required. A Planning module has been submitted to the Township SEO and is being reviewed.</p> <p>10. SALDO 86-36 – This section of the Ordinance establishes the requirements for dedication of recreation land and recreation fees. It is our understanding that the Township is in the process of modifying the recreation fee portion of the Ordinance, and may wish to grant a waiver of this section.</p> <p>11. Stormwater Management Chapter 81 – Notation shall be added to the plans that at time of building permit application, Mount Joy Township must be contacted to determine if stormwater management will be required for the proposed house and driveway on Lot 2.</p>		
Other Business			
A. Zoning Hearing Board –Gettysburg Outlets/Horizon Group Properties	Horizon Group Properties requested a variance for maximum height and steep slopes criterion on property located at the Outlets in order to build a hotel. ZHB approved variance. The PC may see hotels plans in the near future.		
B Comprehensive Plan	Ms. Weiland e-mailed an e-copy of the Comp Plan to each PC member.		

Adjournment	Meeting closed at 8:54 pm., next meeting is Nov. 9 th .	<ul style="list-style-type: none">• Nov. mtg. presenter: Kaycee Kemper from Adams Cty. Economic Development Corp.• Dec. mtg. guest: members of the Historical Cmte.	
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Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer