

AUGUST 16, 2007 SUPERVISORS' MEETING:

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at 7:30 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, Harold Kirschner, and Samuel Dayhoff; Solicitor Walton V. Davis; Robin Crushong, Treasurer; Dave Crouse, Zoning Officer; News Reporters Aaron Young (*The Gettysburg Times*), and Tim Pratt (*Hanover Evening Sun*); and Secretary Brenda J. Constable. Supervisor George Scott was not present.

Others in attendance were: Veronica Franek; Steven Zeigler; Elsie Morey; Eileen T. Holmes; Dave Updyke and John Roman representing the Watchdog Group; Jerry Althoff representing the Planning Commission; Jerry Maloney; Harry Walker; Tom Dunchack; Jack McLatchy; Dorcas Shelly; Louis Shuba; and Robert Gitt.

Board Chairman Waybright led everyone with the Pledge to the Flag.
The meeting was being recorded by the Township.

Minutes:

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the minutes of the July 19, 2007 meeting as presented. Motion carried unanimously.

Public Comment:

1. Dave Updyke, Chairman of the Watchdog Group: read a statement urging the Supervisors to consider the formation of two new committees: Open Space Preservation Program, and Historic Preservation Program.
2. Eileen Holmes, White Church Road: a follow up from a statement she made at last month's meeting, she acknowledged that Swetland Road is not in Mount Joy Township. She also noted that township residents who are not part of any committees or boards are still interested in the business of the township.
3. John Roman, member of Watchdog Group: asked why steel pipes on Barlow-Two Taverns Road are being replaced with plastic pipes. Response was that it doesn't rust out and is approved to be used for this use.
4. Dave Updyke: reported that a couch was dumped off along Updyke Road.

Announcements:

Ms. Constable announced the Open House and alumni reunion for Mud College Schoolhouse will be held on August 18 and 19, 2007 from 2:00 – 4:00 p.m.

Treasurer's Report:

Mr. Kirschner moved, seconded by Mr. Chantelau, to approve the Treasurer's Report for the month of July and part of August as presented. Motion carried unanimously.

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the bills to be paid for the month of July and part of August as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

1. Westminster-Keystone Custom Homes: proposed 204-lot subdivision on White church and Goulden Roads. Extension through August 31, 2007. Applicant requests a 90-day extension and it was noted that the Planning Commission recommends approval of the extension request. Mr. Dayhoff moved, seconded by Mr. Chantelau, to approve a 90-day extension through November 30, 2007. Motion carried unanimously.
2. ShIPLEY Stores, Inc.: proposed land development plan for removal of existing store at 1910 Baltimore Pike, and building of new store with gas pumps and bank. Extension through October 23, 2007. No action and remains on the table.
3. Twin Pond Estates-Bon-Ton Builders: proposed 34-lot subdivision on Harney Road. Extension through December 9, 2007. No action and remains on the table.
4. The Links At Gettysburg-Cavalry Chase: proposed 26 unit subdivision/land development. Extension through October 11, 2007. It was noted that Planning Commission recommends approval as a Preliminary/Final Plan with contingencies and also recommends approval of four modifications as listed on the plan. Mr. Dayhoff moved, seconded by Mr. Chantelau, to approve four modifications as follows:
 - a. §86-18.A.5. relating to “private” streets being constructed to ordinance standards; brick pavers will be used.
 - b. §86-27 relating to installation of sidewalks on both sides of the streets or access drives; internal sidewalks will be installed on one side of the street.
 - c. §110-70.C.5.q. relating to the requirement for a 200’ setback for principal buildings from the top of the primary creek or stream bank; units 14, 15, and 16 will be within 200’; no units will be closer than 100’ from creek, and all units will have floor elevations well above the 100 year flood elevation.
 - d. §110-70.C.5.k.9. relating to the requirement that cul-de-sac streets have no more than 25 dwelling units; Summit Drive will have 26 units, developer will provide emergency access from the cul-de-sac to Mason Dixon Road.

Motion carried unanimously.

Mr. Dayhoff moved, seconded by Mr. Kirschner, to approve the plan as a Preliminary/Final Plan contingent on receiving the written request for waiver of preliminary plan, and contingent on satisfying all KPI comments as listed in letter dated April 4, 2007. Motion carried unanimously.

5. The Links At Gettysburg – Powder Creek: proposed 44 unit subdivision/land development. Extension through November 9, 2007. No action and remains on the table.

Road Report:

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the Road Report as presented. Motion carried unanimously.

PennDOT Road Studies: With recommendation from Sam Dayhoff, Road Superintendent, Mr. Waybright moved, seconded by Mr. Kirschner, to make a request to PennDOT to perform a study at the intersection of Hoffman Home, Harney, and Maryland Line Roads due to poor sight distance and to recommend a four-way stop. Motion carried unanimously.

With further discussion regarding intersections that need reviewed, Mr. Dayhoff moved, seconded by Mr. Chantelau, to request PennDOT to study the intersection of Hoffman Home Road and Route 97 due to poor sight distance to the south when pulling out of Hoffman Home Road, and recommend that the corner embankment be cut down to obtain proper sight distance. Motion carried unanimously.

New Angle Broom: Mr. Dayhoff also noted that the new broom just purchased for the new wheel loader has arrived but found that the wiring harness needed to operate the broom is an additional price of \$1,061. Mr. Dayhoff stated that when the loader was ordered, it was mentioned at that time that it was to be equipped to add a broom to it; which should have then included the wiring cost. He recommended returning the broom. The Supervisors concurred.

Zoning Officer's Report:

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the Zoning Officer's Report as presented. Motion carried unanimously.

Gettysburg Village Factory Outlets: The Supervisors announced that the Zoning Officer's Report included the notice of the new owner of the Gettysburg Village Factory Outlets, which is now Horizon Group, and they intend to rename the Outlets to The Outlet Shoppes At Gettysburg. It was also noted that the share of real estate transfer tax for the sale will give the Township \$240,250.38 in revenues.

Gettysburg Granite Quarry: Per a Zoning Hearing Board decision, Philip Justice, owner/operator of Gettysburg Granite Quarry, was to build a berm by a certain date and he has not done that. With recommendation from the Zoning Officer, Mr. Dayhoff moved, seconded by Mr. Chantelau, to authorize Zoning Officer Dave Crouse and Solicitor Walton Davis to take any and all options that are appropriate to do what is needed to enforce the Zoning Hearing Board decision. Motion carried unanimously.

Correspondence:

Ms. Constable noted receiving the following correspondence:

- WRRMA minutes from June and July
- Speros Marinos held a private combat simulator on his farm on July 27 – 29, 2007.
- NIMS – ICS-300 course for expanding incidents

Committee Reports:

Personnel: Nothing to report.

Finance: Mr. Chantelau noted that the Finance Committee is working with the Treasurer to start preparing the 2008 budget.

Planning, Land Use & Zoning: Nothing to report.

Building & Grounds: Nothing to report.

Roads: Mr. Dayhoff noted that several roads have recently been tar and chipped. Also widened a portion of Basehoar-Roth Road.

Public Safety: Nothing to report.

Ag Land Preservation: Noted receiving the monthly report.
With recommendation from the Ag Land Preservation Board, Mr. Chantelau moved, seconded by Mr. Kirschner, to authorize the advertisement announcing Mount Joy Township's intent to enter into an Intergovernmental Cooperation Agreement for Municipal Participation in the Adams County Green Space Grant program and to proceed with adopting an Ordinance. Motion carried unanimously.

Recreation Board: Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the monthly report. Motion carried unanimously.
Mr. Louis Shuba gave a brief overview of the final draft RFP for a comprehensive recreation, parks, and open space program. With recommendation from the Rec Board, Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the RFP as presented and to authorize the advertisement to accept RFPs. Motion carried unanimously.
Mr. Chantelau moved, seconded by Mr. Dayhoff, to approve the list of potential bidders and authorized the Rec Board to send the RFP to those listed, among others if needed. Motion carried unanimously.
Discussion was held regarding the proposed timeline for reviewing the RFPs and it was noted that the Solicitor and Engineer would not need to be involved with the review until the final process.
Mr. Shuba also announced that the Board is still seeking community involvement. Mr. Waybright thanked Mr. Shuba and the Rec Board for all the work they have done to get this project moving.

Ag Security Area Committee: Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the ASA report announcing the proposed addition of G. Steven Zeigler, for which a public hearing was held this date at 7:15 p.m.
Mr. Chantelau moved, seconded by Mr. Dayhoff, to approve Resolution #22 of 2007 adding a parcel owned by G. Steven Zeigler into the Mount Joy Township Agricultural Security Area #1 and to authorize the recording of said Resolution. Motion carried unanimously.

Other Business:

Citizen Trash Collection: Ms. Constable presented a draft agreement for Supervisors review and discussion. Mr. Chantelau suggested that a clause be added regarding notification to the township by the citizen(s) as to when they will be collecting the trash and where they will be leaving it so the township can pick it up. Because this project was a suggestion of Mr. Scott and he was not present at this meeting, Mr. Dayhoff moved, seconded by Mr. Chantelau, to table action until Mr. Scott can attend for discussion. Motion carried unanimously.

Open Burning Ordinance: Supervisors noted receiving a draft ordinance regarding open burning in Mount Joy Township. Mr. Waybright moved, seconded by Mr. Chantelau, to authorize the advertisement of the proposed ordinance with intent to adopt at the September meeting. Motion carried unanimously.

Executive Session:

Board Chairman Waybright called for an Executive Session at 8:25 p.m. this date.

Meeting Reconvened:

Board Chairman Waybright reconvened the meeting at 8:45 p.m. this date with the following in attendance: Supervisors Chantelau, Dayhoff, and Kirschner; Solicitor Davis; and Secretary Constable. Others in attendance were: News Reporters Aaron Young and Tim Pratt; Elsie Morey; Veronica Franek; Eileen Holmes; Jack McLatchy; John Roman; Dave Updyke; Sally Alexander; Jerry Maloney; Jerry Althoff; Lou Shuba; Tom Dunchack; Dorcas Shelly; and Harry Walker.

Mr. Davis stated two issues were discussed during Executive Session, one being a potential violation by Tam Tran relative to the former Golden Menu Restaurant, and the second being the potential purchase of a piece of real estate. None of the issues required action.

New Business:

Fairview Farms Financial Security: The Supervisors noted receiving KPI's approval of a Public Improvements Security in the amount of \$640,945.80 for various items related to site work, erosion and sediment control, storm sewer, street construction, and miscellaneous items for the entire proposed development. The developer, Mr. Barton Breighner, shall submit the appropriate surety to the Township prior to Final Plan signature.

FY07 NIMS Compliance Form: Mr. Dayhoff moved, seconded by Mr. Chantelau, to authorize Mr. Waybright to sign the National Incident Management Systems Compliance Form as required by the County in order for them to complete the FY07 NIMS Metrics and MIMS baseline. Motion carried unanimously.

Act 209 Advisory Committee: It was noted that the Supervisors may request the Impact Fee Advisory Committee to review the Capital Improvements Plan and impact fee charges and make recommendations for revisions for subsequent consideration no more than one time per year. The Traffic Impact Fee Ordinance was adopted September 21, 2006. Mr. Dayhoff moved, seconded by Mr. Chantelau, to authorize Secretary Brenda Constable to begin the process of setting a meeting for the Advisory Committee sometime after September 21, 2007. Motion carried unanimously.

Adjournment:

With no further business to come before the Board, Mr. Dayhoff moved, seconded by Mr. Chantelau, to adjourn the Supervisors' Meeting at 8:50 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary