

**Mt. Joy Township
Public Hearing**

**Adoption of No-Impact Home-Based Ordinance
and
Adoption of Conditional Use Process Amendment**

Thursday, July 15, 2010

Meeting Minutes

Present: Board Chairman - John Gormont; Supervisors - David Updyke, Gilbert Clark, Michael Gearhart, Robert Rhodes;
Solicitor - Susan Smith; Zoning Officer – Cindy Smith; Office Assistant - Susan Harbin.

21 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
Call to Order	Public Hearing Meeting, duly advertised, opened at 7:06 p.m. to review an ordinance amending the zoning ordinance of the Township of Mt. Joy, Adams County, PA, to provide for No-Impact Home-Based Businesses and to review an ordinance to conform the Conditional Use Procedures to the Pennsylvania Municipalities Planning Code . Chairman John Gormont presiding.		
Ordinance Approving Adoption of an Ordinance Amending the Zoning Ordinance of the Township of Mt. Joy,	See attached Ordinance. Updating the current zoning ordinance, permitting use by right in residential districts established by a municipality, clearly secondary to the use as a residential dwelling which involves no customer, client or patient	Mr. Rhodes moved, seconded by Mr. Gearhart, to approve Adoption of an Ordinance Amending the Zoning Ordinance of the Township of Mt. Joy, Adams County, PA, to Provide for No-Impact	

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Adams County, PA, to Provide for No-Impact Home-Based Businesses	traffic. The business or commercial activity must satisfy requirements noted in the ordinance.	Home-Based Businesses. Motion carried unanimously.	
Pubic Comments	No public comments at this time.		
Ordinance Amending the Zoning Ordinance of the Township of Mt. Joy, Adams County, PA, to conform the Conditional Use Procedures to the Pennsylvania Municipalities Planning Code.	See attached Ordinance. Amending current zoning ordinance enabling a municipality to adopt a zoning ordinance that provides for conditional uses to be allowed or denied. The Supervisors shall hold the first hearing on the conditional use application within 60 days from the date of the applicant's request, unless the applicant grants a written extension. The Supervisors shall review the submission of the proposed use and approve, with or without conditions, or disapprove the application within 45 days after the conclusion of the hearing.	Mr. Updyke moved, seconded by Mr. Rhodes, to approve Adoption of an Ordinance Amending the Zoning Ordinance of the Township of Mt. Joy, Adams County, PA, to Provide for No-Impact Home-Based Businesses. Motion carried unanimously.	
Pubic Comments	No public comments at this time.		
Closed Public Hearing	Public Hearing closed at 7: 14 p.m.		

Respectfully Submitted,

Susan C. Harbin
 Secretary/Treasurer