

## JUNE 25, 2003 WORKSHOP – ZONING AT ROUTE 15 AND 97:

A Workshop was held this date at 8:00 p.m., as publicly advertised, at the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325, with representatives from the Supervisors, Planning Commission, and Comprehensive Planning Committee (hereafter referred to as “working group”). Due to the absence of Roger Steele, James Waybright chaired the meeting. Others in attendance were: Supervisors George Scott and Harold Kirschner; Planning Commission members Richard Owings, Jim Wiltgen, and Jerry Althoff; Comprehensive Planning Committee members Carol Newhart, Jerry Maloney, and Elsie D. Morey.

Citizens in attendance were: Keith and Petula Yingling; Harold Yingling; Robert Teeter representing the Yinglings; John Leino; and Speros Marinos.

Mr. Waybright announced that the intent of the workshop is the issue of the Yingling property at the southeast corner of Route 15 and Route 97. During the June 16, 2003 Comprehensive Planning Committee meeting, it was decided that a working group meet with the Yinglings to discuss uses that are permitted and not permitted in the Planned Commercial (PC) district versus the Village (V) district, and possibly create a new zoning district with a combination of proposed permitted uses from PC and V.

Referring to a handout from a previous Comprehensive Planning Committee meeting, “Draft Mount Joy Township Zoning Ordinance Changes” last revised April 10, 2003, the working group started on page 12, (from Zoning Ordinance Chapter 110-25.B.2.) “Primarily Non-Residential Districts” and reviewed each of the uses in Village and Planned Commercial. The Yinglings recommended various uses that are currently not permitted and would like to see as Permitted Uses in this new proposed district, as follows: *(All other uses as listed in the handout would remain the same with the new district)*

- Residential Uses:      Boarding or Rooming House  
– Change from Special Exception to Not Permitted. All agreed.
- Commercial Uses:      Auto Repair Garage or Service Station  
– remove “primarily intended to serve tractor-trailer trucks” and “other”. List “possible service station” for automobiles, light truck, motorcycles, and ATVs. The working group discussed and agreed that this could be listed as a Permitted use.
- Auto, Boat or Mobile/Manufactured Home Sales  
– remove “Boat or Mobile/Manufactured Home” and just have Auto Sales. The working group discussed and agreed that this could be listed as a Conditional use.
- Beverage Distributor, which may include retail and/or wholesale sales  
– The working group discussed and agreed that this could be listed as a Permitted use.
- Car Wash  
– The working group discussed and agreed that this could be listed as a Permitted use.
- Conference Center  
– The working group discussed and agreed that this could be listed as a Permitted use.
- Laundry, Commercial or Industrial  
– The working group discussed and agreed that this could be listed as a Conditional use.

Commercial Uses continued:

Motel or Hotel

- The working group discussed and agreed that this could be listed as a Permitted use.

Office

- Add “Professional Center” (this is currently a permitted use and would stay as permitted under Office/Professional Center) The working group discussed and agreed to the additional heading.

Recreation, Indoor

- The working group discussed and agreed that this could be listed as a Conditional use.

Recreation, Outdoor

- Delete amusement park, and paint ball games. Keep miniature golf course, golf driving range, and closely similar uses such as batting cages, etc. The working group discussed and agreed that this could be listed as a Permitted use.

Restaurant or Banquet Hall

- With drive-through services. The working group discussed and agreed that this could be listed as a Conditional use.

Tavern including a State-licensed micro-brewery or Nightclub (not including an After Hours Club)

- The working group discussed and agreed that this could be listed as a Conditional use.

Industrial Uses:

Building Supplies and Building Materials, Wholesale Sales

- The working group discussed and agreed that this could be listed as a Permitted use.

Manufacture and/or bulk processing of . . . , provided manufacturing occurs only indoors:

- Wood Products and Furniture (not including raw paper pulp). The working group discussed and agreed that this could be listed as a Permitted use.

Packaging

- The working group discussed and agreed that this could be listed as a Conditional use.

Self-Storage Development (mini-storage)

- The working group discussed and agreed that this could be listed as a Permitted use.

Wholesale Sales (other than motor vehicles)

- The working group discussed and agreed that this could be listed as a Conditional use.

Institutional Uses:

Community Center or Library

- The working group discussed and agreed that this could be listed as a Permitted use.

Membership club meeting and recreational facility, not including an “After Hours Club” or “Tavern” . . .

- The working group discussed and agreed that this could be listed as a Conditional use. (change from Special Exception)

Mrs. Yingling questioned the current requirement of the 10,000 square foot building size limitation in the Village District. It was noted that Planned Commercial does not have this. Mr. Owings stated that the 10,000 sq. ft. is too restrictive. All agreed. Uses that are listed as "Conditional" can regulate the square footage on a case-by-case basis. Mr. Little suggested dropping the 10,000 sq. ft. limitation since a new district would be created and anything under "Conditional Use" would be limited. He added that the impervious area would still be at 65% of the total area.

**Public Comment:**

Mr. Waybright asked for public comment at this time. Mr. John Leino questioned the process of the workshop, stating that he thought that the Yinglings would come in with a list of what they wanted to see in the new district and Lake Heritage would come in with their list, and the lists would be compared. He noted that the Lake's primary issues are within the Industrial Uses. The working group explained that only a few changes were made in the Industrial Use, with everything else remaining the same. Mr. Waybright read a letter that Mr. Leino presented regarding input on this zoning issue, and notes that he is presenting this letter on behalf of all signors of a petition that was presented to the Comprehensive Planning Committee on June 16. Mr. Leino states that they did a review of specific businesses that are allowed in the Village district and feels that this is adequate and provides many options for the Yingling property. He further notes that the primary differences in Village and Planned Commercial is in the Industrial Uses and they do not want to have any uses changed in order to be permitted in the new district. The working group noted again that only a few changes were made in the Industrial use. They also commented that Mr. Leino did not present a specific list of uses to compare with the Yinglings list.

Mr. Wiltgen pointed out that this is only a proposal and no decisions are being made at this workshop. Citizens will have a chance to give public comment when the Supervisors have this issue on their agenda. Mr. Maloney stressed that the main focus of the Comprehensive Planning Committee is, and always has been, what is best for Mount Joy Township, the residents in its entirety.

Mr. Waybright asked for any other public comment. He questioned Elsie Morey if she had any questions or concerns. Mrs. Morey responded that she was satisfied with all that was proposed.