

**Mount Joy Township
Supervisors' Workshop Meeting
June 4, 2015**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, David Updyke, Vice-Chair, Dennis Bowman, Gil Clark, Bradley Trostle, Solicitor - Susan Smith; Secretary – Sheri Moyer

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.

Call to Order: John Gormont presiding.

Starting Time: 7:00 p.m.

Public Comments: Carol Holtz, 220 White Church Road – across the street from her property wild rose is growing. She questioned if the Township would spray it or cut it down.

James Waybright, 200 Mason Dixon Road – 1. He stated that he found it interesting that at a workshop meeting there was no pledge to the flag. 2. The postings for the Links Conditional Use hearings were still up. He is wondering when they will be removed. 3. At the last workshop there was mention of a 750 gallon tank being placed on the 550 Ford. That would be placing the Township and driver at risk. 4. He found it interesting that the budget for the solicitor is three times what it used to be and the Township is not experiencing a lot of growth at this point.

Elsie Morey, 2258 Baltimore Pike – Evangelical Holiness put up a sign that is illuminated (dusk to dawn) and is very bright actually bright enough to light up their bedrooms.

Business:

- Zoning Ordinance – draft provisions relating to agriculture: Ms. Smith said there are some things within the document which will require the Board's input and consideration. In Pennsylvania there is State legislation that affect how you regulate agriculture through local zoning. There are some agricultural uses that present significant concerns to communities as to their impacts especially on neighboring residential uses. Ms. Smith pointed out the definitions section, the term "agriculture" is not listed, and instead it reads "Normal Agricultural Operation". This is the term being used in the state laws and case law relating to those laws. It is a very inclusive definition. Ms. Smith went on to point out a second term "Agricultural Commodity". Under State law there is a provision for agricultural commodities, such as a farm store provision. It is far more permissive as to how much product needs to be produced on the farm as opposed to bringing it to the farm and selling it at the farm. Ms. Smith then went to the heading "Uses permitted by right" where she has a list of use and also referred to "Uses permitted by special exception" (or conditional use) where there are only two listed. She noted language listed in red is what the State is advocating with respect to the application and administration of the Right to Farm law and ACRE which is a separate farm legislation. Basically, what the State has advocated is to provide for Normal Agricultural Operations as a permitted use in a zoning district. If a farm does not meet all of the requirements of the State laws, in other zoning districts, the Township should not provide for them but, allow existing farms to be nonconforming uses

which, by law, are protected. Mr. Gormont asked that the Supervisors review this document and be prepared to discuss at the regular meeting. The Board decided not to refer it to the Planning Commission until after that discussion.

- Links at Gettysburg – Conditional Use Decision Condition #4 Open Space Exhibit Plan: Ms. Hare presented a revised plan to the Board pointing out the open space areas location. Ms. Smith stated that the Zoning Officer’s role in this matter is to tell the Board that information was submitted that addresses one or more of the issues but not to make any judgment on it. The Board reserved the right to approve this. Ms. Smith stated that Ms. Hare submitted to the Board a letter stating where and what are located on the plan but accepting the plan is the Board’s responsibility. Mr. Clark moved, seconded by Mr. Bowman, to approve the Open Space Exhibit plan as required by the Conditional Use decision. Motion carried unanimously.

The Boards expectation is that open space areas be completed consistent with the Conditional Use. Ms. Smith stated that would require the Zoning Officer to confirm the plan, indicate that it has been implemented and prepare a letter to that fact.

General Information:

- Email from Jerry Poland (Bonneauville Fire Department): Mr. Gormont acknowledged receipt of an email from Mr. Poland stating that Bonneauville Fire Department is going to merge with United Hook and Ladder and will be UHL Station 3. Once all the paperwork is completed he will be attending those municipalities’ monthly meetings to outline the department’s future plans including the addition of EMS service starting on June 28, 2014.

- Determination of Herrick Septic: Mr. Gormont informed the Board that the Township received the required documentation (copy of bank check payable to the Commonwealth) and as of the following day, May 29, 2015, he was placed back on the approved hauler’s list.

- Salt Brine: Mr. Gormont said that the individual who provided the presentation at the County will be attending the July 2, 2015 workshop meeting to give the Board a presentation on the salt brine and tailoring the presentation to the Township’s needs. Mr. Gormont will contact other individuals who might be interested, i.e., Lake Heritage, and asked if the Links would be able to utilize salt brine. Mr. Bowman and Mr. Clark will investigate whether they would be able to use the brine.

Correspondence: None.

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:43 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary