

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, December 8, 2015**

Meeting Minutes

Present: Terry Scholle, Chairman; Cindy Jennings, Vice-Chairman; Curtis Hawkins; Fred Lang; Ken Roberts; Sheri Moyer, Secretary

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.

Call to Order: Starting Time: 7:00 pm

Chairman Comments: Mr. Scholle wished everyone a great Christmas and a prosperous New Year and that everyone stays warm.

Public Comments: None.

Approval of Minutes: Planning Commission Meeting Minutes from October 13, 2015. Mr. Roberts questioned a comment made by Mr. Klein on page 5. Where Mr. Klein said, “No, I do say that” and said grammatically it does not sound correct. Ms. Moyer said she would listen to the tape again to make sure it was correct. Mr. Scholle said that he feels it was correct and that Mr. Klein was less than professional during the meeting. Mr. Scholle questioned if there were no other comments would someone want to make a motion to accept the minutes. Mr. Roberts moved, seconded by Ms. Jennings to approve the meeting minutes as presented. Motion carried unanimously.

Preliminary/Final Plans:

- Gregory W. McGrew – Proposed Agricultural Building Construction Plan: Mr. Sharrah said that Mr. McGrew is actively farming this property and would like to construct an agricultural building that will have no utilities. The square footage of the building is too large to be a minor land development plan (over 5,000 sq. ft.). Mr. Sharrah stated that the engineer, zoning officer and county have submitted review letters. He indicated that he will officially submit a modification to have the plan treated as a Preliminary/Final plan. Mr. Sharrah said that there is nothing in any of the comments that cannot be addressed. Mr. Scholle moved, seconded by Mr. Lang, to recommend to the Board of Supervisors conditional approval of the plan based on all conditions of the William F. Hill & Associates, Inc. letter dated November 25, 2015 and the Zoning Officer/Code Enforcement Officer letter dated November 25, 2015. Motion carried unanimously.

- Final Land Development Plan – Holiday Inn Express: Mr. Sharrah explained that back in 2011 a three lot subdivision plan finally got approval and recorded in late fall of 2015. In the interim, International Hospitality Group (IHG), the parent of Holiday Inn Express changed the footprint of the building that they use. On the original plan the building was a little wider and the entry was centered in the building. Now the building is a little narrower and a little longer and it has 6 more rooms, 94 rooms in the old plan this plan has 100 rooms. Mr. Scholle moved, seconded by Mr. Roberts, to recommend to the Board of Supervisors conditional approval of the plan based on all conditions of the William F. Hill & Associates, Inc. letter dated November 25, 2015 and the Zoning Officer/Code Enforcement Officer letter dated November 25, 2015. Motion carried unanimously.

Correspondence: None.

Other Business:

- **Draft Illumination Signs Ordinance:** Ms. Smith said that when the Board of Supervisors reviewed the drafts of the sign and lighting sections they want to bring the illumination standards into regulation. Ms. Smith said the Board was very specific that they wanted the lights off between 10:00 p.m. and 6:00 a.m. The signs should be illuminated only by white stationary lights so long as they do not cause glare. No sign shall be illuminated by flashing, intermittent or moving lights except holiday displays and illumination shall be shielded and directed so that the source of light shall not be visible for any point off the property. Mr. Scholle moved, seconded by Ms. Jennings to recommend the Board of Supervisors to adopt the Illumination Signs Ordinance as presented. Motion carried unanimously.
- **Zoning Ordinance Article Update – Specific Criteria for Permitted Uses, Special Exceptions and Conditional Uses:** Ms. Smith said that this sets out the standards for various uses. It lists what the use is, what additional standards are proposed for that use. Ms. Smith said should they know of a use that they believe require special standards to let her know.
- **Zoning Ordinance Article Update – Lighting:** Ms. Smith said the lighting has several sections beginning with a purpose section and applicability section. She said part of it is in the current ordinance, part comes from the development of lighting ordinances over time and some from the standards proposed by the Dark Sky Society and by those municipalities who have adopted dark sky lighting standards. Ms. Smith said that for residential developments the Township is requiring street lights to be provided as part of a residential development. The Township is requiring for the institutional/commercial/industrial uses a lighting plan be submitted showing layout, type of standards, and what type of light they will be using.
- **Zoning Ordinance Article Update – Signs (revised):** Ms. Smith said the sign article has been revised based upon Supreme Court decisions. The challenge raised was the content of a special event sign, a directional sign and a political sign. The Supreme Court emphasizing First Amendment rights are rights that need to be protected. The only way to look at those signs and determine what category they fall into is by reading content. That is a violation of the First Amendment. Effectively the Court has said you can regulate where signs go, how many there are, regulate them in the public right of ways, but you cannot regulate these types of signs based on content. Ms. Smith said that she made changes to the draft to meet the decision of the Supreme Court.

Adjournment: Mr. Roberts moved, seconded by Mr. Hawkins to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:56 pm.

Respectfully Submitted,

Sheri L. Moyer, Secretary