

**Mt. Joy Township
 Planning Commission Regular Meeting
 Tuesday, October 9, 2012
 7:00 p.m.**

Meeting Minutes

Present: Dennis Bowman, Chairman; Paul Estavillo, Bernie Huesken
 Cindy Smith, Zoning Officer, Susan Harbin, Secretary/Treasurer

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.

	Item/Topic	Discussion	Action/Resolution
I.	Call to Order	Starting Time: 7:00 pm	
II.	Announcements	No announcements.	
III.	Approval of Minutes	Approval of the September 11, 2012 Regular Meeting Minutes.	Mr. Huesken moved, seconded by Mr. Estavillo, to approve the Regular Meeting Minutes. Motion carried unanimously.
IV.	Subdivision and Land Development Plans		
	A. The Links at Gettysburg Lighting Plan	<p>Bob Sharrah, Sharrah Design Group, presented Lighting Plans.</p> <p>Presented: Wm. F. Hill & Assoc., Inc. letter dated 10/5/12. Adams County Office of Planning and Development letter dated 6/29/12. Debra Musselman, Adams County Conservation District, e-mail dated 6/25/12.</p> <p>Twp. engineer explained 3 concerns:</p> <ol style="list-style-type: none"> 1. According to ZO 110-70.C(5)(h), each single-family detached residential dwelling shall be required to have individual residential-style pole lighting, typically 6 ft. in height. 2. According to ZO 110-70.C(5)(n), Savannah Dr. and 	<p>Mr. Bowman moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of The Links at Gettysburg Lighting Plan with the following:</p> <ol style="list-style-type: none"> 1. Pending Public Hearing on Zoning related items addressed in Wm. F. Hill & Assoc., Inc. letter dated October 5, 2012 to be satisfied. 2. Addition of Twp. residential 6' pole lights; one pole light on Lot 22 to be maintained by the homeowner of said lot, a second to be placed between lots 67 and 70. 3. All lights to be maintained by Garrison Falls Home Owner's Assoc. <p>Motion carried unanimously.</p>

		<p>roadway providing access to Lots 67 through 70 do not have proper lighting.</p> <p>3. It should be clearly stated who will be responsible for operation and maintenance of the site lighting, as well as utility costs.</p>	
	<p>B. The Links at Gettysburg, The Villas at the Retreat Preliminary/Final Subdivision Plan</p>	<p>Bob Sharrah, Sharrah Design Group, presented Preliminary/Final Subdivision Plan.</p> <p>Presented: Wm. F. Hill & Assoc., Inc. letter dated 10/3/12. Adams County Office of Planning and Development letter dated 10/1/12.</p> <p>The submitted plan proposes the subdivision of .045 acre lot from Lot 3 to Lot 4 which contains an existing condominium building.</p> <p>Twp. engineer explained concerns:</p> <ol style="list-style-type: none"> 1. Certification of ownership and acknowledgement of plans shall be signed by the owner. 2. Proof of recordation with Recorder of Deeds Office of Adams Cty shall be submitted to the Twp upon approval. 3. A new deed must be filed for both parcels. 4. Notation must be added to the Plans that references the original Retreat Plan as well as the Villas revised Plan in which Lot 3 and Lot 4 were created, including approval date and recording information for the prior plans. 	<p>Mr. Bowman moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of The Links at Gettysburg, The Villas at the Retreat Preliminary/Final Subdivision Plan provided that all comments from the Wm. F. Hill & Assoc., Inc. letter dated October 3, 2012 are satisfied. Motion carried unanimously.</p>
	<p>C. Herrick Final Land Development Plans</p>	<p>Bob Sharrah, Sharrah Design Group, presented Final Land Development Plans.</p> <p>Presented: Wm. F. Hill & Assoc., Inc. letter dated 10/4/12. Adams County Office of Planning and Development letter dated 5/30/12. Sharrah Design Group, Inc. letter dated 9/24/12.</p> <p>The Plan is proposing the development of an existing paved and gravel lot into office and storage space for a Construction Contractor’s Headquarters.</p>	<p>Mr. Bowman moved, seconded by Mr. Huesken, to recommend to the Board of Supervisors approval of the Herrick Final Land Development Plans with the following conditions:</p> <ol style="list-style-type: none"> 1. Revised dimensional requirements of 50 foot front setback, 35% maximum building coverage, and 35 foot maximum building height will be revised on the Plans. (ZO Attachment 3:1) 2. Paving of the parking area between Route 97/ Baltimore Pike and proposed building, having been depicted on the Land Development plan

			<p>dated April 17, 2012. (ZO 110-123.E(2))</p> <p>3. All items listed within the Zoning Hearing Board decision dated August 22, 2012 are adhered to and inspected.</p> <p>4. Signed certification of Ownership and acknowledgement of Plans. (ZO110-146.E(18))</p> <p>5. Developer shall post the approved bond amount and submit the bond to the Township prior to Supervisor signature and release of plans. (SALDO 86-39)</p> <p>Motion carried unanimously.</p>
V.	Other Business	None.	
VI.	Adjournment	Meeting closed at 7:46pm, next meeting on Nov. 13 th .	

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer