

## **SEPTEMBER 16, 2004 SUPERVISORS' MEETING:**

The Mount Joy Township Board of Supervisors met this date in regularly scheduled session at 7:00 p.m. in the Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA, with Chairman James Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, Harold Kirschner, and Samuel Dayhoff; Solicitor Walton V. Davis; News Reporters Scot A. Pitzer (*The Gettysburg Times*); Anthony Graham, Road Superintendent; and Secretary Brenda Constable.

Others in attendance were: Jerry Maloney; Eileen Holmes; Jerry Althoff representing the Planning Commission; Travis Griffie representing Adams County Crime Stoppers; Lucy Lott and Glenn Snyder, Adams County Commissioners; Elsie Morey; and John McAlister.

Chairman Waybright led everyone with the Pledge to the Flag.

### **Minutes:**

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the minutes of the August 19, 2004 meeting as presented. Motion carried unanimously.

### **Public Comment:**

1. George Scott questioned when an alternate of the Zoning Hearing Board can vote on a Hearing decision. Mr. Davis explained that an alternate member of the Zoning Hearing Board can only vote if called to serve in the case of a lack of a quorum. The Zoning Hearing Board is made up of three members and an alternate. As long as two members are present, there is a quorum and the alternate can not vote.

### **Persons Requesting Time:**

Adams County Commissioners: Lucy Lott and Glenn Snyder introduced themselves and stated that they have been visiting municipalities to develop a working dialogue on issues of interest or concern. They noted that one of the main issues across the county is growth and land use. They spoke about the importance of having an updated comprehensive plan and how some municipalities are doing this on a regional basis. They also encouraged the township to work with county offices for any kind of assistance that may be needed. The Commissioners also addressed questions from the audience related to more money needed for agricultural land preservation. Mr. Chantelau also asked how much influence they have with our state representatives, specifically with regard to making changes in the municipal planning code. Mr. Chantelau stressed how the MPC should be more flexible to meet the needs of each individual township rather than a standard across the board. Mrs. Lott suggested that specific changes be submitted to them and maybe the Commissioners could work on this with the representatives. Mr. Snyder added that the County would like to be able to allow TDRs (Transfer of Development Rights) where developers would pay for this. Mr. Dayhoff pointed out that until TDRs become desirable for developers, it is usually too late and the open space is already built out. He added that the county should allow clustering that would save money on sewer and water and still preserves open space.

Adams County Crime Stoppers: Mr. Travis Griffie announced that the County Crime Stoppers are asking municipalities to place signs throughout the Township that offers a phone number for anyone to call to report an incident. The cost of each sign is under \$15.00. The Supervisors noted that they would consider this under "New Business".

Mr. Waybright opened the floor for public comment relative to this item being added to the agenda. Mr. Althoff asked if there were any statistics as to how much these signs have helped by having them posted. There were no statistics available at this time.

### **Treasurer's Reports:**

Mr. Kirschner moved, seconded by Mr. Scott, to approve the Treasurer's Report for the month of August and part of September as presented. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Kirschner, to approve the bills to be paid for the month of August and part of September as presented. Motion carried unanimously.

### **Subdivision/Land Development Plans:**

1. Beyland, Inc. (Harry Ramage, President) – Deer Chase Lot 22: Proposed subdivision of two (2) lots along Miller Road. It was noted that an extension was granted through September 16, 2004. The Planning Commission recommends denial of the plan if all outstanding issues for compliance are not received by this date.

Mr. Todd Grim, developer, was present to review this plan. The Supervisors reviewed the list of items that were needed for compliance:

- Waiver Request of Preliminary Plan requirements (*received 7/17/03*)
- Road Widening Project – DEP Permit General Permit #2 (*received 9/16/04*)
- DEP Waiver of Permit Requirements for extending 12" Pipe (*received 9/8/04*)
- Bog Turtle Study (*received 9/14/04*)
- DEP General Permit #5 – for road widening project (*received 9/16/04*)
- Conservation District approval of Erosion & Sediment Plan (*received 9/16/04*)

Mr. Althoff added that a few housekeeping items were also discussed by the Planning Commission:

- # of dwellings needed to be changed from two to one on the plan
- 100' year flood plain delineation is to corrected and shown on the plan

Mr. Davis asked when the road widening project would be completed. This was an issue from the original Deer Chase subdivision. Mr. Grim stated that this project is now ready to go since all permits have been received from DEP. Mr. Chantelau questioned what other assurances, besides the security money, does the Township have to make sure that this project would get done. Mr. Grim stated that he would call Kinsley Construction personally and keep after them until the project gets done.

Mr. Dayhoff moved, seconded by Mr. Kirschner, to approve the waiver request of preliminary review. Motion carried unanimously.

Mr. Dayhoff moved, seconded by Mr. Kirschner, to approve as a Preliminary/Final Plan. Discussion: Mr. Scott stated that this would not be the last time this plan or lot is heard by the Board because someone will buy it and have many problems, especially with wetland areas, and there is nothing that the Supervisors can do about it because Mr. Ramage has met all requirements as per the Subdivision and Land Development Ordinance and permits. Mr. Grim stated that he would make sure that whoever buys the property is made aware that they should build a bi-level home that would be above ground. With no further discussion, the motion carried unanimously.

**Road Report:**

Mr. Chantelau moved, seconded by Mr. Scott, to approve the Road Report as presented. Motion carried unanimously.

**4-Way Stop Sign at White Church/Patterson/Solomon Roads:**

Mr. Dayhoff moved, seconded by Mr. Chantelau, to authorize the Secretary to advertise the intent for adoption of an Ordinance at the October meeting to place 4-way stop signs at White Church/Patterson/ and Solomon Roads, and to change the speed limit on Heritage Drive. Motion carried unanimously.

**Zoning Officer's Report:**

Mr. Kirschner moved, seconded by Mr. Scott, to approve the Zoning Officer's Report as presented. Motion carried unanimously.

**Building & Grounds Report:**

Mr. Kirschner moved, seconded by Mr. Scott, to approve the Building & Grounds Report as presented. Motion carried unanimously.

**Correspondence:**

Mrs. Constable noted the following correspondence received:

- WRRMA July minutes

**Committee Reports:**

Personnel: With recommendation from the Personnel Committee, Mr. Chantelau moved, seconded by Mr. Scott, to approve the employment of Paula Sebold to the position of Office Clerk, to work specifically on updating the Township Resolutions Book. Ms. Sebold would work six (6) hours per day at her current rate of \$10.00/hour, effective mid-September through December 31, 2004. This position would be under the supervision of the Office Manager. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Dayhoff, to authorize Anthony Graham to attend a safety program relative to excavation activities on September 27, 2004. Motion carried unanimously.

Finance: Mr. Chantelau noted that all staff and Treasurer are working on the 2005 budget. The Finance Committee will meet on October 1 and a budget workshop will be held on October 7, 2004 at 7:00 p.m.

Planning, Land Use & Zoning: Nothing to report.

Building & Grounds: Nothing to report.

Roads: Nothing to report.

Public Safety: Resolution #10 of 2004: Mr. Dayhoff moved, seconded by Mr. Chantelau, to adopt Resolution #10 of 2004 for demolition of the Golden Menu Building located at 1885 Baltimore Pike. Motion carried unanimously.



/s/  
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William J. Chantelau, Supervisor  
/s/  
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George L. Scott, Supervisor  
/s/  
\_\_\_\_\_  
Harold J. Kirschner, Supervisor  
/s/  
\_\_\_\_\_  
Samuel L. Dayhoff, Supervisor

Agricultural Land Preservation: Noted receiving the monthly report.

With recommendation from the Agricultural Land Preservation Board, Mr. Scott moved, seconded by Mr. Chantelau, to amend the total acreage from 84.84 to 91.20 owned by David a. and Alden H. Reese, located at 887 Fish & Game Road, Littlestown, which was approved for purchase of agricultural land preservation easement at the June 17, 2004 Supervisors' Meeting, in the amount of \$1,756.00 per acre, amending the total purchase from \$148,979.20 to \$160,147.20. Mr. Dayhoff noted that this amendment was due to the re-surveying of the Reese property which resulted in an additional 6.36 acres. With no further discussion, the motion carried unanimously.

With recommendation from the Agricultural Land Preservation Board, Mr. Scott moved, seconded by Mr. Chantelau, to request \$50,000 from the County's Cost Share Assistance relative to the County's Agricultural Land Preservation Program. Motion carried unanimously.

**Other Business:**

Resolution #11 of 2004 – Hazardous Mitigation Plan:

Mr. Chantelau moved, seconded by Mr. Dayhoff, to adopt Resolution #11 of 2004 as follows:

**RESOLUTION NO. 11 OF 2004**

*(See October 21, 2004 minutes amending the Resolution No. to 12 of 2004)*

WHEREAS, Mount Joy Township, Adams County, is vulnerable to natural hazards like flooding, wind and weather hazards, drought, earthquakes, wildfires, landslides, and human-caused hazards that can result in property loss, loss of life, economic hardship and threats to public health and safety; and

WHEREAS, a Adams County Hazard Vulnerability Assessment and Mitigation Plan has been developed by Adams County Hazard Mitigation Planning Committee and the people of the County; and

WHEREAS the Adams County Hazard Vulnerability Assessment and Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by the natural hazards that face Mount Joy Township; and

WHEREAS, a series of public meetings were held to develop and review the plan.

NOW THEREFORE BE IT RESOLVED by the Supervisors of Mount Joy Township that:

- The Adams County Hazard Vulnerability Assessment and Mitigation Plan is hereby adopted as an official plan of Mount Joy Township.
- By September 30 each year, the Adams County Hazard Mitigation Planning Committee shall prepare an annual evaluation report to the Supervisors of Mount Joy Township.
- The respective Mount Joy Township officials and agencies identified in the strategy of the Plan may implement the recommended activities assigned to them. They will consult semi-annually with the Adams County Hazard Mitigation Planning Committee on the progress of their activities.

Adopted this 16<sup>th</sup> day of September, 2004.

Attest:

\_\_\_\_\_  
/s/  
Brenda J. Constable, Secretary

MOUNT JOY TOWNSHIP SUPERVISORS

\_\_\_\_\_  
/s/  
James W. Waybright, Chairman

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/s/  
William J. Chantelau, Supervisor

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/s/  
George L. Scott, Supervisor

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/s/  
Harold J. Kirschner, Supervisor

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/s/  
Samuel L. Dayhoff, Supervisor

Motion carried unanimously.

Fill Sites:

The Supervisors noted that they had asked the Sewage Enforcement Officer, Gil Picarelli, to send a letter to DEP conveying the Township's thoughts regarding "Fill Sites" and its concerns regarding the procedure that allows fill to be placed on the ground in areas that have previously failed soil probe testing with regards to on-site sewerage disposal. DEP responded to Mr. Picarelli, noting that they share the same concerns. DEP noted that they had forwarded Mr. Picarelli's letter to the Harrisburg Regional office for input and it had generated a considerable amount of discussion. DEP further stated that this issue would be placed on the agenda of an upcoming Departmental Program Review Committee with the possibility of resulting with a suggested regulation change.

Mr. Waybright stated that if the Township feels strongly about this issue, then the Supervisors should ask Mr. Picarelli to develop standards for Mount Joy Township, ones that might be tighter but not less than the state's. The Supervisors concurred and felt that these standards should be put in ordinance form and have the Solicitor review them prior to any adoption.

Mr. Chantelau moved, seconded by Mr. Scott, to ask Mr. Picarelli to attend the DEP Departmental Program Review Committee meeting and to fund his attendance and travel. Motion carried unanimously.

Mr. Chantelau moved, seconded by Mr. Scott, to instruct Mr. Picarelli, S.E.O., to prepare a document to codify standards for fill sites with the Township. Motion carried unanimously.

## **New Business:**

### **Community Manual:**

The Planning Commission developed a simplified manual with the idea that it could be handed out to residents of the township, especially new ones, informing them of what type of community they are moving in to. Mr. Chantelau moved, seconded by Mr. Dayhoff, to table this and discuss at the next meeting. Discussion: Mr. Chantelau felt that this was a great initiative and would like to have the draft emailed to each of the Supervisors so that other ideas and/or changes could be made. With no further discussion, the motion carried unanimously.

### **Crime Stoppers Signs:**

Mr. Scott moved, seconded by Mr. Chantelau, to purchase up to ten (10) signs with the Road Superintendent and Safety Committee to decide where to place them throughout the Township. Motion carried unanimously.

## **Executive Session:**

Board Chairman called and Executive Session at 8:20 p.m. this date.

## **Meeting Reconvened:**

Board Chairman Waybright reconvened the Supervisors meeting at 8:40 p.m. with the following others in attendance: Supervisors William Chantelau, George Scott, Harold Kirschner, and Samuel Dayhoff; Solicitor Walton V. Davis; and Brenda J. Constable, Secretary. Others in attendance were: News Reporter Scot Pitzer; Eileen Holmes; Jerry Althoff; and Jerry Maloney.

Mr. Davis stated that the purpose of the Executive Session was for the Supervisors to request that the Solicitor give them legal advice regarding the relationship between municipalities and municipal authorities.

## **White Run Regional Municipal Authority:**

Mr. Chantelau moved, seconded by Mr. Kirschner, to communicate with WRRMA and invite them to attend a meeting with Mount Joy, Mount Pleasant, and Straban Townships; Gil Picarelli, S.E.O.; and Walton Davis, Solicitor, to discuss the future sewer service needs of the Township. The date set for this meeting is October 28, 2004 at 7:30 p.m. Motion carried unanimously.

## **Adjournment:**

With no further business to come before the Board, Mr. Dayhoff moved, seconded by Mr. Chantelau, to adjourn the Supervisors' Meeting at 8:45 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable  
Secretary