

AUGUST 21, 2003 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 Vice-Chairman William Chantelau presiding. Others in attendance were: Supervisors George Scott, Will Rogers, and Harold Kirschner; Solicitor Walton V. Davis; News Reporters Alex Gayhart (*The Gettysburg Times*); and Secretary Brenda Constable. Chairman James W. Waybright was absent.

Others in attendance were: Stephen C. Clapsaddle; John A. Leino; H. C. Reaver; Bob Sharrah representing Paynes and Barton Breighner; Karen & Andrew Payne; Donald Wendell; Frank Stratton; Ellie Bennett; Jerry Maloney; John McAlister; and Charles Cole.

Vice-Chairman Chantelau led everyone with the Pledge to the Flag.

Minutes:

Mr. Scott moved, seconded by Mr. Kirschner, to approve the minutes of July 17, 2003 as presented. Motion carried unanimously.

Chairman's Statement:

Vice-Chairman Chantelau introduced himself and stated that Mr. Waybright had another engagement and could not be present at this meeting.

Public Comments:

1. Steve Clapsaddle of 1901 Highland Avenue Road questioned why fiberglass holding tanks are allowed in other townships and not in Mount Joy. Mr. Chantelau responded that he should contact the SEO to answer this question. Mr. Scott suggested that Mr. Clapsaddle also speak with Jay Little, Zoning Officer, to get some information on this. He added that most holding tanks are only allowed to cure an existing problem and not for any new building.
2. Ellie Bennett gave a report on the Mud College Open House that was held on August 16 and 17, 2003. She noted that it was very successful with approximately 175 people attending. Some were alumni but many were new visitors. She also commented on the Living History Program, noting that nine classes had visited in the spring of 2003 and classes already scheduled for this fall. She thanked the Supervisors for their continued support. Mr. Chantelau also extended a thank you to the Mud College Committee for all of their work on making the open house and the Living History program successful. Mr. Scott echoed Mr. Chantelau's comments.
3. Donald Wendell of 3034 Baltimore Pike addressed a concern he has with the live music being played at the Honey Bee Restaurant on Thursday and Sunday nights. He inquired if the Township had a noise ordinance or if there was something the Township could do. He further added that he and his wife had spoken to the owners of the Honey Bee Restaurant and they responded that they had a liquor license and were doing what they were allowed to do. Mr. Davis informed Mr. Wendell that the Liquor Control Board has state police that is to monitor and enforce all requirements of the LCB and suggested that

Mr. Wendell call the LCB or PSP in Harrisburg for assistance. Mr. Davis also suggested that Mr. Wendell could check to see if the owner of the Honey Bee has an amusement permit from the LCB.

Persons Requesting Time:

Mr. Steve Clapsaddle questioned what the Township's process was regarding the removal of old or dead trees that clutter the roads, especially after storms. Mr. Chantelau stated that the road crew surveys the township after storms and cleans up any broken limbs, etc. as needed. However, the crew does not go out looking for any problems on a daily basis. Mr. Clapsaddle stated that he had a windshield broken from a low hanging branch after a recent storm. He wanted to know if there was any program that could be implemented in the Township to address this issue. Mr. Chantelau stated that the road crew goes out as soon as possible when there is storm damage or when they receive a call about downed trees, etc.

Treasurer's Report:

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

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

Subdivision/Land Development Plans:

1. Payne, Andrew & Karen: presented a proposed subdivision of two (2) lots along Spangler School Road. Planning Commission recommended approval of a waiver for Preliminary plan procedure and approve as a Preliminary/Final. It was noted that all HRG comments dated August 4, 2003 have been satisfied. The Planning Commission also recommends approval of a Sewage Facilities Planning Module.
Mr. Rogers moved, seconded by Mr. Kirschner, to approve as a Preliminary/Final Plan. Motion carried unanimously.
Mr. Scott moved, seconded by Mr. Kirschner, to approve the Sewage Facilities Planning Module as presented and forward to DEP. Motion carried unanimously.
2. Breighner, Barton: Mr. Bob Sharrah, representing Mr. Breighner, noted that the Planning Commission had requested that he get direction from the Supervisors with regard to two issues pending on the Breighner plan. The first issue is with regard to "lot width" for Lot 3. Mr. Sharrah noted that he has revised Mr. Breighner's plan to achieve the required 180' of road frontage for Lot 3. The second issue is relative to an existing septic system on Lot 2 that is malfunctioning and needs replaced. The SEO reviewed this and it was determined that a sand mound must be constructed on Lot 3, for Lot 2. The plan has been revised to show a right-of-way area on Lot 3 for the benefit of Lot 2 for the construction and maintenance of this septic system.
Mr. Davis stated that the lot width is measured at the front yard building setback from the side lot lines and that he has no problem with the right-of-way since there is no dedication. Mr. Sharrah noted that Note 9 on the plan addresses the proper lot width for Lot 3. Regarding the septic issue, Mr. Davis stated that he has no problem with the proposed easement for the sand mound.

3. Danner, Michael: presented a written request for a modified land development plan for two (2) 50' x 370' turkey barns and a 66' x 200' hay shed at 175 King Road. Mr. Scott gave an overview of the Planning Commission's discussion on this sketch plan. He noted that the Commission did not have a problem with Mr. Danner's request for a modified plan, however, he would still need to meet all 19 items listed on the "Help List", including a storm water management plan. The Planning Commission also recommended that an entire survey of the whole tract would not be needed, only a narrow portion of land that would cover the areas where all of the buildings are being proposed (approximately 30 acres). Mr. Danner stated that he is already working with an engineer that specializes in agricultural buildings in order to be compliant with everything needed as per our Ordinances. Mr. Scott suggested that Mr. Danner have his engineer come to the next Planning meeting and have him report on exactly what he would be doing with this land development. Then he should also get with our engineer, Mark Lewis, to get HRG's comments. Mr. Davis suggested that Mr. Danner's engineer phone Mark Lewis ahead of time so that the modified plan, when submitted, includes all that HRG requires. Mr. Scott moved, seconded by Mr. Rogers, to grant the request for a modified land development plan and to meet HRG's approvals. Motion carried unanimously.

Road Report:

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

Zoning Officer's Report:

Mr. Chantelau moved, seconded by Mr. Scott, to approve the Zoning Officer's Report as presented and to instruct the Zoning Officer to follow the Ordinance requirements with regard to mobile home park inspections. Motion carried unanimously.

Building & Grounds Report:

Mr. Rogers moved, seconded by Mr. Kirschner, to approve the Building & Grounds Report as presented. It was noted that the road crew started installing grassy pavers at the Mud College Schoolhouse parking lot this week. With no further discussion, the motion carried unanimously.

Correspondence:

It was noted that the White Run Regional Municipal Authority minutes from June were received.

Committee Reports:

Personnel:	Nothing to report.
Finance:	Nothing to report.
Planning, Land Use & Zoning:	Nothing to report.
Building & Grounds:	Nothing to report.
Roads:	Nothing to report.
Public Safety:	Nothing to report.
Agricultural Land Preservation:	Mr. Chantelau read a report update from the Preservation Board, noting the recent bond closing to secure the loan proposal from Community

Banks for farmland preservation. The report thanked the Supervisors and citizenry who supported the program concept from the beginning.

Announcements:

Mr. Chantelau announced that a Public Hearing will be held on Monday, September 15, 2003 on zoning amendments with an open house at 6:30 p.m. and the hearing beginning at 7:00 p.m.

New Business:

Ordinance No. 2003-05:

Mr. Scott moved, seconded by Mr. Kirschner, to adopt Ordinance No. 2003-05, making comprehensive amendments to the Subdivision and Land Development Ordinance, as publicly advertised and presented. Mr. Chantelau noted that this is part of the Comprehensive Plan process. With no further discussion, the motion carried unanimously.

Ordinance No. 2003-06 – Holding Tank Amendment:

Mr. Scott moved, seconded by Mr. Rogers, to authorize the Secretary to advertise the Supervisors intent to adopt Ordinance No. 2003-06, amending the form of Holding Tank Agreement set forth in Chapter 67 of the Township Code, at their meeting of September 18, 2003. Mr. Davis explained that this amendment is due to a change that DEP requested. With no further discussion, the motion carried unanimously.

Sewage Module Plan Revision:

Received a request for a Planning Revision for a Sewage Facilities Planning Module for John Ruhlman, 425 Barlow-Two Taverns Road. Mr. Rogers moved, seconded by Mr. Scott, to approve the Planning Revision as presented. Motion carried unanimously.

Adjournment:

With no further business to come before the Board, Mr. Rogers moved, seconded by Mr. Scott, to adjourn the Supervisors Meeting at 8:10 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary