

**Mount Joy Township
Supervisors' Workshop Meeting
July 2, 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: Bob Gitt, regarding Plunkert Road drainage issue. Mr. Gormont said that the engineer was out to the site and the engineer will be meeting with the road master to go over what works needs to be completed. Mr. Gormont said he believes the meeting will take place within the next couple of weeks.

Business:

- **Salt Brine Presentation:** Thomas Bair, Vice President of GVM Incorporated presented information regarding brine manufacturing systems. Representatives from Germany Township and Lake Heritage were in attendance for the presentation. Mr. Bair explained that this is not a new process and has been utilized for 35-40 years. It is a cost saving measure and is the way of the future. Salt costs have steadily been rising over the years. The brine is using the salt that is probably already stored in the Township's shed and making it into a liquid form. It is then applied to the road prior to the snow event. The application rate is approximately 50 gallons per lane mile. Taking PennDOT, DelawareDOT, Maryland State Highways, average put out on a road per lane mile in granular form is approximately 400–600 lbs. of salt. If you do a liquid application your output would be approximately 50 gallons which equates to approximately 125 lbs. of salt. The melting capacity for 50 gallons per lane mile application is 1-2 inches depending on the type of snow. It will not eliminate the need for salt application. The brine on big snows really does not work. It is a good pre-treat in heavier snows to give you some extra time to get the crew in. It also will help with the packing down of the snow. Mr. Bair indicated that 1 ton of salt will generate 900 gallons of brine. As example: if you pay \$100.00/ton for salt you can make brine for approximately \$0.13–\$0.15/gallon. The optimum percentage of mixture is 23.3 % salt concentration. The truck application could be anywhere from 125 gallon capacity to 4,000 gallon capacity system. For example: a 500 gallon truck applicator at 50 gallons per lane mile would be 25 lane miles. Mr. Bowman questioned if the brine could be used on brick pavers. Mr. Bair said it depends on who conducts the study and indicates that there are additives you can add to the brine to make it less corrosive. He also stated that you are putting down a lot less salt. Mr. Updyke said that the pretreating of roads works better for 1-2 inches of snow. Mr. Bair said that if you pretreat the roads and you reach the 2 inches and it is still snowing and the forecast is calling for it to stop within the hour or two, Mr. Bair recommended putting down another coating of brine. If the snow is to continue during the day then he recommended the salt and or plowing.

Mr. Bair indicated that GVM is having a “Snow Day” on August 6, 2015 and invited everyone to attend.

- **Zoning Ordinance – draft provisions relating to agriculture:** Ms. Smith said that the Attorney General’s office is treating agriculture regulation saying that if you allow agricultural uses then you allow all forms of agriculture and your opportunities to limit the impacts on adjacent uses is limited. You are still, in their eyes, permitted to restrict agricultural uses in a particular area. You may have a pre-existing agricultural use which would be a non-conforming use, a constitutional right, to continue and a court created opportunity to expand but no new agricultural uses would be permitted. She noted definitions vary within the state laws that deal with agriculture (ACRE, Nutrient Management Act, Right to Farm Act) some define agriculture, some do not. Because of the way court cases have gone we are using the term Agricultural Commodity and Normal Agricultural Operation. Also reflected within the document are those standards that are currently in place as satisfied by DEP, such as odor management, nutrient management, sediment management, etc. Ms. Smith said there are provisions for the sale of agricultural products but there are other activities where the farmers are taking advantage of the sale of agricultural products and going one step forward using the term “Agricultural Tourism”, major bed and breakfasts, making the barn available to weddings or other events. Ms. Smith asked the Board if they would be open to encourage someone whose property is being used for agricultural uses to opportunity to make revenue from another source of activity. The general term used is “Agricultural Business” such as a corn maze, a pick your own circumstance, a pick your own and then picnic, a wedding or some other cultural event. Mr. Bowman questioned the concentrated animal operations – would they be allowed through conditional use approval? Ms. Smith indicated that that was provided for within the document. Ms. Smith went on to say that if someone is challenging a conditional use or special exception the burden of proof on the objector has to show with credible particularized expert evidence that that particular use at that particular location is going to create harm greater than normal for the use. Since there were some revisions to be made to the document the Board decided not to pass it on to the Planning Commission at this time.

- **Road Crew – new driver, Kory Weaver:** Mr. Gormont indicated that the Township received an application for CDL driver. He is the son of Jim Weaver who is currently driving for the Township. Mr. Gormont would like to get him on the list for CDL drivers. Mr. Bowman moved, seconded by Mr. Trostle, to appoint Kory Weaver to the list of CDL drivers at the pay rate of \$13.00 per hour. Motion carried unanimously.

- **30 Day Review – Shannon Hare:** Mr. Update said that Ms. Hare has been employed with the Township for three months and is doing a very good job and would like to bump her up in pay by \$0.50 per hour. Mr. Updyke moved, seconded by Mr. Clark, to approve a \$0.50 increase per hour pay raise for Shannon Hare taking her rate from \$13.00 to \$13.50 per hour starting with the next pay period. Motion carried unanimously.

Correspondence: None.

Executive Session: Start: 8:07 p.m.

Topic(s): ACRE litigation

Meeting Reconvened: 8:22 p.m.

Mr. Updyke said that the Board needs to authorize Ms. Smith to provide a written commitment on behalf of the Township to address the issues identified by the Attorney General's office. Mr. Updyke moved, seconded by Mr. Bowman, to authorize Ms. Smith to provide a written commitment on behalf of the Township to address issues identified by the Attorney General's office. Motion carried unanimously.

Adjournment: With no further business to be discussed by the Board, Mr. Bowman moved, seconded by Mr. Updyke, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:27 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary