

**Mount Joy Township
Supervisors' Regular Meeting, Public Hearing and
Conditional Use Hearing
June 15, 2017**

Meeting Minutes

Present: John Gormont, Chairman; David Updyke, Vice-Chair; Dennis Bowman; Susan Smith, Solicitor; Jeanne Gormont, Office Assistant

Absent: Bradley Trostle; Sheri Moyer, Secretary

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 HEARING

Call to Order: Public Hearing Meeting, duly advertised, opened at 7:05 p.m.
Chairman, John Gormont presiding.

Agricultural Security Area - to consolidate all properties in Agricultural Security Areas 1, 2 and 3, respectively, into a single Agricultural Security Area. The proposed consolidation which is consistent with and advances the intent of the Law, will achieve administrative efficiencies, and will correct procedural deficiencies in the establishment of Areas 2 and 3.

Public Comments: Jerry Althoff questioned if all the current ASA properties are affected and how does it work with the properties that are up for renewal this year? Ms. Smith said there is no change in designation. All properties will be reviewed at the same time and that review date will be set by the Board at another meeting and all ASA properties will be notified as to when that review date will be.

Adjournment: Closed Public Hearing: 7:12 p.m.

Supervisors' Regular Mtg. Reconvened at 7:12 p.m.

Board Action: Ms. Smith said that before the Board for consideration as follow up to the public hearing is a resolution which has some proposed terms or directions from the Board of Supervisors. She also stated that along with the Resolution is a listing of all the properties within the ASA area today, along with a map which was prepared by the County dated October 2016 to identify all properties within the ASA on a single map. Ms. Smith requested the Chair to read into the record, the proposed items listed in the Resolution. Mr. Gormont read from Township Resolution No. 11 of 2017 the following:

Now, therefore, be it resolved by the Board of Supervisors of Mount Joy Township that, by adoption of this Resolution, it:

- i. approves the consolidation of ASA Areas 1, 2 and 3 into a single ASA Area to be known as the Mount Joy Township ASA Area;
- ii. determines that those properties listed in the APPENDIX A and depicted on APPENDIX B (titled *Mount Joy Township ASA* dated October 27, 2016, prepared by ACOPD) to this Resolution are the properties in Mount Joy Township that have been designated as Agricultural Security Areas by prior official acts of the Board of Supervisors taken by authority of the Law; and
- iii. includes the properties listed in APPENDIX A and depicted in APPENDIX B to this Resolution in the consolidated Mount Joy Township ASA Area;
- iv. directs that the Township Secretary and Solicitor recommend a date for the required 7-year renewal of the ASA designations for all properties in the Mount Joy Township ASA Area to the Board of Supervisors for its consideration and action at the regular scheduled meeting of the Board following the date of this Resolution; and
- v. directs the Township Secretary to file APPENDICES A and B with the Adams County Recorder of Deeds, and also to provide a copy of APPENDICES A and B to the Adams County Planning Department and the Township Planning Commission, on or before 10 days following the date of this Resolution.

Mr. Bowman moved, seconded by Mr. Updyke, to adopt Resolution No. 11-2017. Motion carried unanimously.

CONDITIONAL USE HEARING

Call to Order: Conditional Use Hearing, duly advertised, opened at 7:30 p.m.
Chairman, John Gormont presiding.

Conditional use application filed by The Intersection Church for an indoor recreation center use of property located at 1980 Baltimore Pike, Gettysburg, Pennsylvania, identified as tax parcel 30G14-0099, and zoned Limited Commercial.

Supervisors' Regular Mtg. Reconvened at 9:07 p.m.

Public Comments: None.

Approval of Minutes:

- Supervisors' Regular Meeting Minutes, May 18, 2017: Mr. Updyke moved, seconded by Mr. Clark, to accept Minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, June 1, 2017: Mr. Updyke moved, seconded by Mr. Clark, to accept Minutes as presented. Motion carried unanimously.

Chairman's Comments: None.

- **Solicitor’s Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

Persons Requesting Time on Agenda: (15 minutes per person) none.

Announcements: None.

Treasurer’s Reports:

- Approval of Monthly Finance Report: Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.
- Approval of Bills Paid Report: Mr. Bowman moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Road Report: Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

Subdivision and Land Dev.: None.

- **Engineering Report:** Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.
- **Zoning Officer/Code Enforcement Officer’s Report:** Mr. Bowman moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.
- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

Fire Company Reports:

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	3	20
2. Barlow Fire Company	2	28
3. Gettysburg Fire Company	3	22
4. United Hook & Ladder No. 33-3	0	3

Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

- 4th quarter financial statement from Alpha Fire Co. #1: Mr. Bowman moved, seconded by Mr. Updyke, to accept the financial report as presented. Motion carried unanimously.
- Mr. Clark moved, seconded by Mr. Bowman to approve the 4th quarter distribution payment to Alpha Fire Co. #1. Motion carried unanimously.

Open Records Officer Report:

- Robert Davis – BuildZoom requesting a report of all building permits processed – requested a 30 day extension

- Roberto Romero requesting the name of the firm that was awarded the UCC contract from the RFP dated December 1, 2014 – Granted

Correspondence:

- Email dated May 31, 2017 from Rory McGlasson regarding the Rapid Bridge Replacement

Committee/Board Reports:

- Personnel (B. Trostle, D. Updyke): No report
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): No report
- Public Safety (G. Clark): No report

Business:

- Junkyard Inspections/Licenses. Ms. Hare said that there is one that is not in compliance. Mr. Ziegler at 4002 Baltimore Pike. The property is not mowed. Ms. Hare sent a letter on Monday, June 12, 2017 advising that it was not approved and a license would not be issued. It stated that the mowing needed to be completed by today or that he should request a 30 day extension. The Board said to give him a 30 day extension to come into compliance or the license will be denied.

Mr. Gormont, for the record, read the list of those junkyards that were approved:

- J17-01 Frankie Walls (Frankie's Used Auto Parts), 2665 Baltimore Pike
- J17-02 Richard Munshour (Moon's Imports), 1650 Baltimore Pike
- J17-03 Frank Hartlaub (Frank Hartlaub Used Cars), 4110 Baltimore Pike
- J17-04 Sam Hartlaub, 1475 Highland Avenue Road
- J17-05 John McAlister, IV, 2771 Baltimore Pike
- J17-06 John McAlister, IV, 3668 Baltimore Pike
- J17-07 Jeff A. Miller, 691 Mud College Road
- J17-09 Wes McDaniel (McDaniel Salvage), 2771 Baltimore Pike
- J17-10 John McAlister, IV, 3668 Baltimore Pike

Mr. Clark moved, seconded by Mr. Bowman, to authorize the Chairperson to sign all the junkyard licenses with the exception of Ziegler's and provide Mr. Ziegler with a 30 days extension. If it is not in compliance the license will be denied. Motion carried unanimously.

- Henry High – Land Development Plan conditional approval modification: Red Barn is requesting to modify the initial condition of completing the hydrological study so that Mr. High can begin construction. This would be contingent upon Mr. High providing a financial security to the Township in the amount of \$7,000.00 for the hydrological study.

Mr. Bowman moved, seconded by Mr. Updyke to amend the condition of approval on the land development plan so that the hydrological study be completed within 3 months of today. A performance security would be submitted within 10 calendar days of today in the amount of \$7,000.00.

As a consequence of this Mr. High will be able to get the land development approval and also obtain a building permit and an occupancy permit. Motion carried unanimously.

As a consequence of this Mr. High will be able to get the land development plans approval and also obtain a building permit and an occupancy permit if the security monies are held in escrow and the hydrological study is completed within 3 months.

- Nancy-Lee H. Coombs – Planning Module: Mr. Gormont said he has the sewage facility planning module for this project. He needs the Board to authorize his signature to the document. Mr. Clark moved, seconded by Mr. Bowman to authorize the Chairman to sign the Planning Module. Motion carried unanimously.

- Links at Gettysburg – Courtyards Landscaping, Lighting and Drainage: Mr. Gormont said there is a letter from Erik regarding the improvements to bring the development up to compliance. Mr. Gormont read the four items that were still outstanding. Mr. Bailey stated that Mr. Klein dropped off information to his office on June 14, 2017 with a list of what was completed. Ms. Smith said the trees remain an outstanding issue. Thirty-one (31) trees have been planted. The plan showed Twenty-seven (27) trees. The tree that is depicted on the plan on lot 26 has been moved based on the conversion of the pond. Ms. Smith's suggestion is that the necessity of the missing tree be determined by the engineer, in a certain amount of time, and if it's required, then the plan goes forward with the exception that he has to provide (on an another sheet) changes showing the additional trees. If it's not required, then the plan needs to be revised to show that the tree has been removed. This should be completed and a decision made by June 23, 2017 so that it can be discussed at the July workshop meeting.

- Line Painting Quote: Mr. Clark moved, Mr. Updyke seconded to accept the quote from D. E. Gemmill in the amount of \$7,111.07 for the line painting project. Motion carried unanimously.

- Sign at Sheetz: Mr. Gormont said that the Township received a letter regarding the illegal U-turn at Sheetz. This was discussed at the May workshop meeting and a letter was drafted and sent. Mr. Gormont read a second letter that was drafted and will be mailed out on Friday.

- Proposed Zoning Ordinance: Ms. Smith said the Planning Commission has a draft for review and it will be sent to the County on June 16, 2017. It will be published on the website the week of July 10th which is two weeks prior to the first public hearing on July 26th.

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Clark, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 10:00 p.m.

Transcribed by,

Sheri L. Moyer
Secretary