

JUNE 16, 2005 SUPERVISORS' MEETING:

The Mount Joy Township Board of Supervisors met this date in regularly scheduled session at 7:30 p.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, Pennsylvania, with Board Chairman James W. Waybright presiding. Others in attendance were: Supervisors William Chantelau, Harold Kirschner, and Samuel Dayhoff; Solicitor Walton V. Davis; Treasurer Robin Crushong; News Reporters Charles Schillinger (*Hanover Evening Sun*), and Jarred Hedes (*The Gettysburg Times*); and Brenda Constable, Secretary.

Citizens in attendance were: John Hart; Jerry Althoff representing the Planning Commission; Dorcas Shelly; J.E. Myers; Henry Reaver; John McAlister; John Mahoney representing GCW, Inc.; Jerry Maloney; John Roman; Elsie Morey; Galen Shelly; Eileen Holmes; Ed & Nancy Reichart; Rick Klein representing The Links At Gettysburg; and Robert Gitt.

Board Chairman Waybright led everyone with the Pledge to the Flag.

Minutes:

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the May 16, 2005 minutes as presented. Motion carried unanimously.

Public Comment:

1. Steve Kelley: noticed that the road crew was doing work out on the roads and questioned if they would be doing work on Clapsaddle Road because when it rains, they have problems there. Mr. Waybright stated that he would pass this along to the Road Superintendent.
2. Nancy Reichart: With regard to the legal ad in the newspaper relative to traffic impact fees, she asked what the criteria was for selecting certain roads in the township and not others. Mr. Waybright stated that they tried to look at where the most development occurs or will occur. Mr. Davis pointed out that other townships do only a portion of their township, such as Franklin, which only does the western part and feeders to forest land. Mr. Waybright explained that if money is collected in a service area and is not developed, the money would need to be returned. Mrs. Reichart asked if just one house would be built, what fee would be charged to the homeowner. Mr. Waybright noted that they would pay the same as any developer; noting that right now, the fee is \$1,000.
3. Mr. & Mrs. James Myers: Stated that he has no plans of selling his land, and that he is not a farmer. His land is zoned AC. He would like it to be rezoned to RR. Mr. Dayhoff invited him to come in to the office and review what his options would be under AC.

Treasurer's Report:

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

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the bills to be paid for May and part of June as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

Hart, John: presented a sketch plan for a 30' x 40' pole building at 95 Hoffman Home Road. Mr. Hart requested a waiver of a full land development plan. The Supervisors noted that the Planning Commission recommends approval of the waiver.

Mr. Chantelau moved, seconded by Mr. Kirschner, to approve the waiver for a land development plan for the 1,200 sq. ft. building. Motion carried unanimously.

Road Report:

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

Zoning Officer's Report:

Mr. Waybright noted that due to the vacancy of the zoning officer position, there was no Zoning Officer Report.

Building & Grounds Report:

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

Correspondence:

Ms. Constable noted receiving the following correspondence:

- Received a Thank You letter from the Land Conservancy of Adams County and notification that they have added Mount Joy Township to their membership.
- YWCA request of donation for their facilities consolidation project.
- PSATS Uniform Construction Survey
- Received notice that The Links At Gettysburg has applied for a Highway Occupancy Permit with PennDOT to propose construction of three local roads and reconstruct Mason Dixon Road.
- Received WRRMA April minutes

Committee Reports:

Personnel: With recommendation from the Personnel Committee, Mr. Dayhoff moved, seconded by Mr. Waybright, to approve the employment of Becky Sebold as Assistant Office Manager effective retroactive to May 24, 2005. Motion carried unanimously.

With recommendation from the Personnel Committee, Mr. Dayhoff moved, seconded by Mr. Kirschner, to approve the employment of Chad Yingling as temporary full-time road worker, effective June 8, 2005 to the end of summer. Motion carried unanimously.

Finance: Nothing to report.

Planning, Land Use & Zoning: This committee recommended sending a letter to Rep. Maitland asking him to vote against the enactment of HB 1646, *Agricultural, Communities, and Rural Environment Initiative (ACRE)*. Mr. Chantelau explained that this is another example of responding to special interests. Mr. Dayhoff moved, seconded by Mr. Kirschner, to send the letter. Mr. Waybright thanked Mr. Chantelau for doing research on this issue and making this recommendation. With no further discussion, the Motion carried unanimously.

Building & Grounds: Nothing to report.

Roads: Nothing to report.

Public Safety: Nothing to report.

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Agricultural Land Preservation: Noted receiving the monthly report.

With recommendation from the Ag Land Preservation Board, Mr. Chantelau moved, seconded by Mr. Waybright, to authorize the Ag Land Board to proceed with an appraisal of the sixth ranked farm. Motion carried unanimously.

Mr. Dayhoff noted that the signs for each preserved farm arrived and he showed everyone what they look like.

Recreation Advisory Board: The Rec Board requested clarification as to how the \$5,000 in the general fund is to be used for this program. The Supervisors responded that these funds could be used for day trips to view other parks and/or areas, and anything else that the committee sees fit. This money would be used for administrative costs.

Announcements:

Mrs. Constable noted that the Multiple Sclerosis Annual Bike Tour would be coming through the Township on Saturday and Sunday and would be using the Township parking lot for a rest stop.

Other Business:

Resolution No. 10 of 2005

Mr. Dayhoff moved, seconded by Mr. Waybright, to adopt by Resolution, setting the rate of contribution to the Township with regard to Ordinance No. 2005-06 dealing with the Planned Golf Community (PGC) section of the Zoning Ordinance, as follows:

RESOLUTION NO. 10 of 2005

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MOUNT JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, ESTABLISHING THE "CONTRIBUTION AMOUNT" FOR EACH TEN PER CENT. (10%) INCREASE IN DWELLING DENSITY PER ACRE IN PLANNED GOLF COMMUNITIES.

RECITALS

1. On May 19, 2005, the Board of Supervisors of Mount Joy Township enacted amendments to §110-70.C.(1)(f), §110-70.C.(6)(g), and §110-70.C.(6)(i) of Chapter 110 (Zoning) of the Township's Code of Ordinances.

2. The aforesaid amendments became effective 5 days after enactment.

3. Pursuant to the amendment to § 110-70.C.(6)(i), the Board of Supervisors of Mount Joy Township is to establish a "contribution amount" to be made to the Mount Joy Township Agricultural Land Preservation Program for each ten per cent. (10%) increase in overall dwelling density of a Planned Golf Community if such density increase is permitted by the Board of Supervisors.

4. In order to establish an amount of contribution that is rationally related to the cost of preserving a correspondingly appropriate amount of land, the Board of Supervisors hereby adopts the following Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania, that pursuant to Chapter 110 (Zoning), Article V (Principal Uses), §110-70 (Planned Golf Community), sub-section C.(6)(i), the amount of contribution for each ten per cent. (10%) increase, or part thereof, of dwelling density (above the limitation of .8 units times project acreage; see, §110-70.(1)(f)) in a Planned Golf Community shall be Thirty Nine Thousand Five Hundred Seventy Dollars (\$39,570.00).

ADOPTED this 16th day of June, 2005.

Attest:

/s/
It's Secretary

MOUNT JOY TOWNSHIP

/s/
Chairman

It was noted that a review would be done on an annual basis, at the beginning of the year when the Board organizes, and the rate of contribution could change at that time. The Supervisors noted that in a year from now, they would have a better idea of what preservation costs would be. It was also noted that the fee would be collected at the time the Land Development is submitted, before final approval. Motion carried unanimously.

Motion carried unanimously.

ASA Additions:

Mr. Chantelau moved, seconded by Mr. Kirschner, to adopt by Resolution, the Agricultural Security Area additions as follows:

Paula K. Frey	Parcel #30H16-0031---000	45.66 Acres
Galen Shelly	Parcel #30H17-0006---000	96.01 Acres
Marilyn Faye & Dorcus Ann Shelly	Parcel #H17-0006A—000	14.62 Acres

Motion carried unanimously.

Barlow-Two Taverns Road Study:

The Supervisors noted receiving the results from HRG for the road study on the Barlow-Two Taverns Road between Route 97 and Orphanage Road. Mr. Dayhoff moved, seconded by Mr. Chantelau, to table action until next month and to get a recommendation from the Road Superintendent on how to proceed. Motion carried unanimously.

New Business:

Deer Chase Financial Surety:

The Supervisors received a request from Harry Ramage, President, Beyland, Inc. (Deer Chase Development) to release the financial surety and maintenance bond for the Deer Chase Development due to the completion of road work by Kinsley Construction. The Supervisors noted that HRG did a site visit and has submitted a punch list of items that still need to be addressed. HRG recommends a reduction of \$4,950 at this time. After further discussion, Mr. Dayhoff moved, seconded by Mr. Kirschner, to not reduce the surety until the punch list is completed, and address the maintenance bond next month. Motion carried unanimously.

Executive Session:

Board Chairman Waybright called for an Executive Session at 8:15 p.m. this date.

Meeting Reconvened:

Board Chairman Waybright reconvened the Supervisors' meeting at 8:35 p.m. this date with the following others in attendance: Supervisors Bill Chantelau, Harold Kirschner, and Sam Dayhoff; and Brenda Constable, Secretary. Citizens in attendance were: Jerry Althoff; Jerry Maloney; Eileen Holmes; Mr. & Mrs. Myers; Ed & Nancy Reichart; Steve Kelley; Bob Gitt; Henry Reaver; Galen & Dorcas Shelly; Elsie Morey; and John Mahoney.

Mr. Davis noted that two issues were discussed in Executive Session: a) a junkyard violation where correspondence was initiated to take further steps in addressing the violation; and b) a potential violation of setback and impervious area of a permit that was previously issued.

Adjournment:

With no further business to come before the Board, Mr. Dayhoff moved, seconded by Mr. Chantelau, to adjourn the Supervisors' Meeting at 8:35 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary

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