

November 14, 1994

The Mount Joy Township Supervisors held their regular monthly meeting on November 14, 1994 at the Municipal Building located at 902 Hoffman Home Road, Gettysburg, PA. All members were present.

The minutes of last monthly meeting, October 10, 1994 were approved by motion of Moul, 2nd by Snyder, carried.

The Treasurer's Report and Bills to be Paid Report consisting of \$1,638.92 to be paid out of the Payroll Account, checks numbered 1355 through 1362; and \$25,852.78 to be paid out of the General Account, checks numbered 7057 through 7085 were approved by motion of Moul, 2nd by Snyder, carried.

Subdivisions:

John Kresky - Final plan; has not been signed by the Planning Commission. Reviewed preliminary plan, DER has approved. Supervisors can't sign until the PC does.

Dayhoff-Cruetzer - Approved by motion of Snyder, 2nd by Beebe, carried.

Fred Bair - Plan approved 8/6/7, failed to record. On advice of solicitor, doesn't meet area requirements for today. Size of mylar not proper size.

Greg Boyle - Interested in purchasing Martin property behind 7-11 store. Specializes in village-type shopping projects. Property now zoned EC; will apply for rezoning of 110 acres with ambition to put in a village-type shopping area with lodge and Rec facility. Would deed 25 acres back to Mount Joy. Present zoning does not permit shopping villages. Has an agreement for the sale of the property. Entrance would probably be on the south side of the 7-11 store. Would address any and all traffic problems that might arise. He is beginning to develop a site plan; intends to keep control of entire tract -- no subdividing.

Moul expressed concern about developing more traffic in that area. Would like a traffic study.

Project would involve 3000,000 sq. ft. Stores range in size from 1,000 sq. ft. to 9,000 sq. ft. Average size is 3,500 sq. ft. Would employ about 2500 people in permanent jobs, about 20-25% management positions. Would increase employment and provide attractive place for local people to go, as well as people from distances. Would like to have space available for tenants early 1996.

There was much discussion and questions and answers. Supervisors want to see a proposed site plan and sections of buildings before further action.

Road Report:

Paving project on Township roads is finished; lines to be painted.

Correspondence:

Adams County Solid Waste and Recycling - Clark farm under consideration for composting plant. Deep probes were successful. Next step is to do a ground water study. Eileen Holmes wanted to know how this is zoned. It is LI. John Kresky inquired about their method used and odors. There was much discussion; all the Twp. knows at this point is what was in the letter.

Announcements:

There will be a zoning hearing 11/30/94 at 7:30 p.m. regarding the Galen Shelley property.

Old Business:

EMC - Moul - Twp. has failed to find someone. Look into other Twps.; will contact Jim Fox of Cumberland Twp. to see if he will do this for us. Snyder has someone interested in this, Russell Burr of Bowers Rd.

New Business:

Meeting date for December will be December 19, 1994 at 7:30 p.m. Motion by Moul to conduct the January meeting after reorganization meeting. This will be January 3, 1995 at 10 AM.

Budget, tentative; all tax rates remain the same. Roger Steele questioned if any thought had been given to an impact fee. There was discussion on this matter.

Zoning Hearing Board - Received the resignation of Ron Plank. Jack Sterling will resign after the next hearing.

School Bus Stop on Heritage Drive - This is not really a walkway. Twp. has right of way, did some clearing out in the event it would have been necessary to detour Heritage Drive traffic during construction. Moul expressed concern for the danger posed by a hill where the bus stop is. Twp. is not going to get involved with this for liability reasons.

Deed of Dedication - Spring Creek Circle. Ask engineer to review and how much Twp. should retain on line of credit. Motion by Snyder, 2nd by Moul, carried.

Public Comments:

John McAlister - Wants to correct record of a mistake made some time back. Presented the following: Nov. 14, 1980 - Ord. 80-2 (Junk Yard Ordinance) Took effect five days later, 11/19/80. Section 14 has severability clause. Section 15 declares a pre-existing clause. ("grand-father" clause) Interchange zoning map of Adams County, Straban Twp. 3/15/90 at 12:01 AM ordinance became effective. Richard Schmoyer designated as zoning officer. Mount Joy Twp. to do feasibility study of zoning for Mount Joy Twp. Interchange zoning map of Adams County, Mount Joy Township. 7/18/90 - Amend and change zoning map to include portions of Mount Joy Twp., Adams County, PA. AC Office of Planning and Development. 7/1/90 - Application for a junk yard license by John Hamilton McAlister IV., 2771 Baltimore Pike, Gettysburg, PA. Applied on advice of Counsel, Robert Teeter. 7/17/90 Request was denied. Adams County Interchange Zoning Board has zoned RR. Was no such thing in effect at that time 7/23/90 - Letter from son to father requesting help. (Son went to see Bob Teeter; Sam Teeter was filling for him; was Twp. solicitor, could not advise.) Wants license issued and fee waived for the balance of this licensing year.

Motion by Moul to accept John McAlister's request for a junk yard permit to be issued to his son and that Twp. waives fee providing information given to solicitor and he approves this action and that the junk yard is in compliance. No action taken until solicitor reviews.

Kevin Lanahan - Construction workers at the Sites Dev., Spring Creek Circle, are in need of porta-potti.

Meeting adjourned at 10:05 PM

Submitted by Bonnie L. Koontz, secretary.