

**Mount Joy Township
Supervisors' Regular Meeting
July 16, 2015**

Meeting Minutes

Present: John Gormont, Chairman; David Updyke, Vice-Chair; Gil Clark; Susan Smith, Solicitor; Sheri Moyer, Secretary

Absent: Dennis Bowman, Bradley Trostle

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, Pennsylvania.

Call to Order: John Gormont, presiding.

Starting Time: 7:00 p.m.

Pledge of Allegiance

Public Comments: None.

Approval of Minutes:

- Supervisors' Regular Meeting Minutes, June 18, 2015. Mr. Updyke moved, seconded by Mr. Clark, to accept the minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, July 2, 2015. Mr. Updyke moved, seconded by Mr. Clark, to accept the minutes as presented. Motion carried unanimously.

Chairman's Comments: None.

Solicitor's Report: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Persons Requesting Time on Agenda: Jerry Poland, Bonneauville Fire Company spoke briefly about the merger of Bonneauville Fire Company and United Hook and Ladder. He indicated that the paperwork has been completed and they believe everything could possibly be finalized by September 1, 2015 or no later than the end of the year. Mr. Gormont questioned about the current contract. Mr. Poland said it was fine with them and also United Hook and Ladder. Mr. Gormont indicated that it probably would need to be re-signed by the new officers of the company. Mr. Poland introduced Chief Steve Rabine from United Hook and Ladder #33 who explained that United Hook and Ladder was created by the merger of New Oxford and Abbottstown fire companies. There are three stations, a station in New Oxford (33-1), one in Abbottstown (33-2) and a station in Bonneauville (33-3). Bonneauville will remain and respond to calls within the same territory. It will be called United Hook and Ladder station #3. Mr. Rabine said they are about efficacy and strive to be transparent between municipalities. Currently they serve 8 municipalities, 2 boroughs and 6 townships. Mr. Rabine distributed the response plan for the Board to review regarding the box card changes. He explained that basically it is number changes. Currently Bonneauville is #19. They will switch to 33 station 3 so their engine will be 33-3. Mr. Rabine explained that any questions relating to operations he would take care of and anything administratively or budget/funding either the President or Treasurer would handle.

Mr. Rabine said there are two EMTs, one in Gettysburg and one in Bendersville. What they are proposing is to have one medic in Gettysburg and one in Bonneauville during the day and two medics in Gettysburg during the night. Mr. Rabine indicated that individuals who have paid into their areas no-charge agreements for ambulance services would need to confirm whether or not they would be charged if an ambulance from their area was not available. Mr. Rabine said that they reached out to the other companies in the area to see if they would be willing to honor no-charge agreements with United Hook and Ladder but they declined.

Mr. Gormont questioned if this would affect Littlestown. Mr. Rabine indicated that Adams County Regional EMS had a meeting with Littlestown to advise them that they have advanced life support (ALS) services. Littlestown currently is serviced by SAVES. Mr. Rabine said the way the dispatch center works is that if one ambulance is unavailable the computer dispatches what is listed as the second unit and is basically flawless.

Mr. Rabine said that he was looking forward to working with the Township and serving the community. He looks forward to have an open line of communication and said that anyone should contact him with questions.

Announcements: None.

Treasurer's Reports:

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

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

Subdivision and Land Dev.:

- Nancy-Lee Coombs – Minor Subdivision Plan: Mr. Vranich indicated that the Nancy-Lee Coombs property is split between three different municipalities; Mt. Joy, Mt. Pleasant and Germany. The subdivision lot that is being created is in Germany Township so they take the lead on it. Mr. Vranich and Ms. Hare reviewed the plan and provided comments. They have not officially resubmitted it because they are waiting on Germany, Mt. Pleasant and the County comments. They have since received all of that. Mr. Vranich said that he spoke with the surveyor who sent him digital plans which addressed all of the Township's concern. Mr. Vranich is recommended the Board approve the plans based on satisfaction of the comments expressed in his letter dated June 3, 2015 and the Zoning Officer's review letter dated June 4, 2015. Mr. Updyke moved, seconded by Mr. Clark, to conditionally approve the plan based on the review letter of William F. Hill dated June 3, 2015 and the Zoning Officers review letter dated June 4, 2015. Motion carried unanimously.

- Arlene Justice – Minor Subdivision Plan: Mr. Vranich said that this is on Harney Road just at the Township line. The intent is to configure the property with the re-aligned roadway. Mr. Vranich said that this plan could be conditionally approved with the only condition being the consolidated deed to be provided after the plan is signed and recorded. Ms. Justice said that this is already in progress. Attorney Gent is drafting a new deed. Mr. Clark moved, seconded by Mr. Updyke, to conditionally approve the plan based on comment No. 3 of the William F. Hill review letter dated July 14, 2015. Motion carried unanimously.

- Lyman Schwartz – Non Building Waiver and Minor Subdivision Plan: Mr. Vranich said this is another lot addition plan. Mr. Garis from Beyond all Boundaries explained this is located on Furney Road. He went on to explain that Mr. Schwartz's parents' property was recently (within the last 30 days) conveyed to Hawkins. Mr. Hawkins wanted the Morton pole building located on the lot. What is happening is that that portion of the

Schwartz lot will be deeded to the Hawkins lot. Mr. Vranich indicated that he received digital prints reflecting all the comments but has not formerly submitted plans because they need to get the owner's signatures.

Mr. Vranich indicated there is also a Non-Building Waiver to go along with the plan which needs to have authorization for the Municipal Secretary to sign the waiver. Mr. Updyke moved, seconded by Mr. Clark, to authorize the Secretary's signature of the Non-Building Waiver. Motion carried unanimously.

Mr. Updyke moved, seconded by Mr. Clark, to conditionally approve the plan pending satisfactory resolution of the review letter of William F. Hill dated July 1, 2015 and the Zoning Officer's review letter dated June 29, 2015. Motion carried unanimously.

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

Land and Sea Services, LLC, Building Inspections: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Open Records Officer Report:

- Gerald E. Miller – requesting a copy of the email sent to the Township concerning the surface water drain installed at 2734 Baltimore Pike – denied
- Nerissa Kelly – Construction Journal – requesting a copy of the seal coat bid paperwork – granted
- Phil Thompson – requesting billing for legal services submitted by Susan Smith – 30 day extension
- Brittany Smith, I Sqft. – requesting list of bidders for seal coat project - denied

Fire Company Reports:

| | MJT Calls per month | YTD Calls in MJT |
|--------------------------|----------------------------|-------------------------|
| 1. Alpha Fire Company | 5 | 20 |
| 2. Barlow Fire Company | 7 | 21 |
| 3. Bonneauville Fire Co. | 2 | 15 |
| 4. Gettysburg Fire Co. | 4 | 16 |

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

- 2nd quarter statement from Barlow Fire Company and Gettysburg Fire Company: The Board acknowledged receipt of the second quarter financial statements from both Barlow Fire Company and Gettysburg Fire Company.

Correspondence:

- Letter dated June 10, 2015 from PennDOT regarding winter services for 2014-15 reimbursement of \$4,307.39
- Letter dated June 28, 2015 from S.G. Marinos regarding WWII re-enactment on July 10, 2015
- Letter dated June 28, 2015 from S. G. Marinos reserving July 10-12, July 24-26 and August 7-9 dates for re-enactments on his property.
- Letter dated June 29, 2015 from Adams County Community Foundation enclosing their Impacting Lives report and requesting a contribution

- Letter dated June 30, 2015 from FEMA approving the Hazard Mitigation Plan
- Letter dated July 1, 2015 from Rabbittransit requesting a contribution
- Letter dated July 8, 2015 from Adams County Conservation District regarding dirt, gravel and low volume road maintenance program
- Red Rock Municipal Authority Annual Report dated December 31, 2014
- Invitation from Land Conservancy for summer picnic on Sunday August 16, 2015
- Email dated July 15, 2015 from Comcast regarding TV service changes
- Letter dated July 14, 2015 from SEO to Mr. & Mrs. Molinaro regarding 455 Plunkert Road – Notice of Violation

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): Mr. Gormont commented that the road crew did a really good job with the paver considering this was the first time either of them had used this type of equipment.
- Public Safety (G. Clark): No report

Business

- Holtzople – 3711 Taneytown Road – Driveway Approval Letter: Mr. Vranich said this was an approved subdivision and obtained highway occupancy permits for the driveway entrances. The owners got the permits however, the permits have lapsed. Mr. Vranich said that when PennDOT issues a permit it is good for one year. It can be renewed for two six month intervals or a two year maximum. This is why you will see a driveway apron cut in and it may sit there for years and years until they are ready to develop the rest of the property. PennDOT is now requiring a new permit application and as part of that they need to show that the Township is aware of the proposed driveway location. Mr. Updyke moved, seconded by Mr. Clark, to authorize the Township Secretary to draft a letter to PennDOT indicating Township approval of the placement of the driveway located at 3711 Taneytown Road. Motion carried unanimously.
- Barnes – 55 Two Taverns Road – Driveway Approval Letter: Mr. Vranich said this is a similar situation. They have an existing house and share a driveway with their neighbors. What they are proposing to do is to build a new house and then tear the existing house down. They would like to have their own driveway entrance. In order to get the driveway entrance, PennDOT is requiring they get a letter from the Township stating their awareness of the driveway entrance location. Mr. Vranich said the letter of awareness is essentially PennDOT's way to make sure that they don't approve something that the Township is 100% against or if there is some commercial or big development that does not fit the zoning. That is their fail safe. Mr. Clark moved, seconded by Mr. Updyke, to authorize the Township Secretary to draft a letter to PennDOT indicating the Township's awareness of the driveway at 55 Two Taverns Road. Motion carried unanimously.
- Open Seal Coat Bids: A mistake was made in the calculations of the square yardage. Ms. Moyer will re-advertise the bid to be opened at the August 6, 2015 meeting.
- Opt-in Status Report: Ms. Smith said she has no update.

- Draft Ordinance - set public hearing date: Ms. Smith said before the Board is the ordinance that was discussed at the last meeting which makes a couple of changes to the ordinance with regard to chickens. The public hearing is scheduled for August 20, 2015 at 7:06 p.m. Ms. Moyer will advertise the date two times prior to the hearing.

- Zoning Ordinance – Agricultural Preservation District discussion: Ms. Smith said this section is to provide standards to the proposed agricultural preservation district to match up with the Comp. Plan district. Since it was drafted she has seen some developments in the law and has included those provisions into this document. The other major issue is to allow for a non-conforming farm use, by virtue of the zoning map, that could become abandoned to be restored under certain circumstances. Ms. Smith proposes language that if the farm has truly been abandoned and that occurred because of a circumstance; and the period of abandonment is no more than two years; and there is no other income generating use of the property involved; and the property is of a certain size (suggesting 50 acres) it be restored. Mr. Clark questioned if within the two year period they could request an extension. Ms. Smith said that language would have to be added and if not, they would have to request a variance. Ms. Smith will add language regarding extenuating circumstances which would have to be approved by the Board to provide for an extension. Ms. Smith questioned the size (50 acres) and the Board felt that since this is for parcels outside of the Ag zone, 50 acres was a good starting point. Mr. Gormont said he read through the document and is comfortable with the revisions. The Board decided if Ms. Smith makes the revisions it will be passed on to the Planning Commission for their review and comments.

Ms. Smith said that the Board needs to get aggressive in order to meet the end of the year deadline. Possibly reviewing one article at the workshop and another article at the regular meetings.

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 8:45 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary