

NOVEMBER 15, 2007 SUPERVISORS' MEETING:

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at 7:30 p.m. in the meeting room of the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325 with Board Chairman James W. Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, and Harold Kirschner,; Solicitor Walton V. Davis; Robin Crushong, Treasurer; Dave Crouse, Zoning Officer; News Reporters Aaron Young (*The Gettysburg Times*); and Secretary Brenda J. Constable. Supervisor Sam Dayhoff was not present.

Others in attendance were: Barton Breighner; Sean H.; John & Pam Roman representing the Watchdog Group; Jerry Althoff and Audrey Weiland representing the Planning Commission; Kristen Phillips, Mount Joy Township constable; Jeff Phillips; Becky Light; Harry Walker; Tom Dunchack; David Mowery representing the Recreation Board; Jerry Maloney; Jim Webein; Lynn Anne Sukeena.

Board Chairman Waybright led everyone with the Pledge to the Flag.
The meeting was being recorded by the Township.

Minutes:

Mr. Chantelau moved, seconded by Mr. Scott, to approve the October 18, 2007 minutes as presented. Motion carried unanimously.

Chairman's Statement:

With Thanksgiving approaching, Board Chairman Waybright asked everyone to reflect back on what we are all thankful for. Most importantly family and friends, but he wanted to thank the staff and fellow Supervisors for the job they do for Mount Joy Township and for the way they all work well together. Although there is some criticism given to the Supervisors for making light of some things at times, Mr. Waybright strongly enforced to the citizens that the Supervisors are quite serious about their responsibilities to Mount Joy Township. He also stated that he is thankful for the involvement from the citizens who volunteer to serve on committees and work on projects for the Township, making the Supervisors' job a bit easier. He added that he is thankful for the citizens who attend the Supervisors' Meeting, while everyone may or may not always agree, he is quite thankful that we live in a country where we are allowed to do that.

Public Comment:

1. Bill Chantelau: had the privilege to serve as Chairman of the Adams County Board of Elections during this last election, primary and general, and felt the voting turnout was a little disappointing. With 29% of the registered voters of Adams County coming out and vote, meant that 71% of the people who are register to vote allowed the distinct minority to vote for local leaders and issues. We have an opportunity to get a local vote here at the ballot box and it is disappointing that people don't do that. He added that it is very interesting to see how the whole election process works behind the scenes prior to Election Day to make the elections run smoothly and commended the County staff for all their hard work.
2. Pam Roman: October Treasurer Report showed \$200,000 was deposited into the recreation account from the sale of the Gettysburg Village Outlet Stores. She was under the understanding that all transfer real estate taxes went to farm preservation. The Supervisors responded that is not necessarily true. Ms. Crushong clarified that the real estate transfer taxes are not solely for ag land preservation, just large developments like The Links, for example. However, real estate transfer tax can go into other accounts, such as when a home sells, it goes into the general accounts.

3. Kristen Phillips: introduced herself as the new constable for Mount Joy Township, appointed on October 22, 2007 by Court of Common Pleas Judge John D. Kuhn. She was also successful as a write-in candidate in this last election. She explained the duties of a constable, a court officer that handles civil warrants, courtroom security, and keeps the peace at polling places during Election Day. It has been 20 years since a constable has served in Mount Joy Township. Salary is paid by the state through the court system. Uniform and equipment is paid by her.

Announcements:

Ms. Constable announced the following terms due to expire on December 31, 2007 and noted if anyone was interested in serving, should submit a letter of interest to the Supervisors prior to the end of the year:

Ag Land Preservation:	5-year term	E. Lee "Beau" Ramsburg III, Farmer representative
	5-year term	David Kehr, Farmer representative
Planning Commission:	4-year term	Roger Steele
Zoning Hearing Board:	3-year term	Tim Brown
Recreation Board:	5-year term	Tammy Markey

Treasurer's Report:

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

Mr. Kirschner moved, seconded by Mr. Scott, to approve the bills to be paid for the month of October and part of November as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

1. Westminster-Keystone Custom Homes: proposed 204-lot subdivision on White Church and Goulden Roads. Applicant requesting a 180-day extension through May 30, 2008. Planning Commission recommends a 90-day extension with the condition that Keystone provide evidence from the water company of any progress before another extension would be considered. Sufficient proof or contact information for verification is to be included. Mr. Scott moved, seconded by Mr. Chantelau, to grant a 90-day extension with the conditions as stated by the Planning Commission. Motion carried unanimously.
2. ShIPLEY Stores, Inc.: proposed land development plan for removal of existing store at 1910 Baltimore Pike, and building of new store with gas pumps and bank. Mr. Scott moved, seconded by Mr. Kirschner, to accept a Letter of Withdraw from Shipley Stores to withdraw the plan for any action. Motion carried unanimously. Mr. Davis noted that he would inquire if Shipley is planning to withdraw the pending conditional use hearing request as well that is currently continued.
3. Twin Pond Estates-Bon Ton Builders: proposed 34-lot subdivision on Harney Road. Supervisors' extension is through March 6, 2008. Remains on the table.
4. The Links At Gettysburg-Powder Creek: proposed 44-unit subdivision/land development. Applicant is requesting extension through January 25, 2008. Planning Commission recommends a 60+ day extension to January 25, 2008. Mr. Scott moved, seconded by Mr. Chantelau, to approve an extension through January 25, 2008. Motion carried unanimously.
5. Light, Sean & Becky: proposed land development plan for 1,800 sq. ft. storage garage located at 110 Study Road, zoned RR. Applicant requesting a waiver for full land development plan. Planning Commission recommends approval of waiver with condition that applicant provides proof from electric company that power lines are moved and construction would not be under lines as shown by the right-

of-way on the plan. Mrs. Light provided a written letter from Adams Electric Cooperative and pictures showing electric lines do not run diagonal across the property but rather, follows the property boundary lines. Mr. Scott moved, seconded by Mr. Chantelau, to grant a waiver from a full land development plan. Motion carried unanimously.

Road Report:

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

The Supervisors noted that road signs are missing again and it costs approximately \$100 each to replace them. They asked anyone witnessing illegal taking of signs to report it to the township immediately.

Zoning Report:

Mr. Scott moved, seconded by Mr. Kirschner, to approve the Zoning Officer's Report as presented. Motion carried unanimously.

Correspondence:

Ms. Constable noted receiving the following correspondence:

- Littlestown Senior Center request for donations.
- County Conservation District re-assessment of dirt and gravel roads program. It was noted that Mount Joy Township has only one dirt road, Dague Road.

Committee Reports:

Personnel: Nothing to report.

Finance: Nothing to report. Budget will be addressed later in the meeting.

Planning, Land Use & Zoning: The Planning Commission requested clarification on the definition of "Lot Area" as defined in the Zoning Ordinance versus the Subdivision And Land Development Ordinance. Mr. Scott agreed that the definitions need to be standardized and suggested input from the other Supervisors, Solicitor, and Engineer. Mr. Chantelau suggested a workshop to go over the language, clear it up, and what the implications of clearing it up would be. Mr. Davis also suggested a word search of the Township's Ordinance to see how the terms are used differently in the text, if at all, and see if there is a reason as to why they are different in the Zoning Ordinance versus the SALDO. The Committee will review this again with others and report back to the Supervisors with a recommendation.

Building & Grounds: Nothing to report.

Roads: Nothing to report.

Public Safety: Mr. Waybright noted that he and Mr. Dayhoff, along with Mike Livelsberger, Emergency Services Coordinator, are working with the County to do an overall emergency operations plan for all municipalities to follow rather than having 34 different plans. Mr. Eline, County ES Director, has agreed to look into some type of intergovernmental cooperation on a recommendation by Mount Joy Township.

Agricultural Land Preservation: Noted receiving the monthly report.

Mr. Chantelau moved, seconded by Mr. Kirschner, to pursue with CommunityBanks an extension of the \$2 Million loan (from 2005) to January 25, 2009 and approve the amount of money needed to purchase the Straley property. Mr. Chantelau explained the reason for the extension. The Township has until January 2008 to take money out of the Line of Credit or it would collapse. Motion carried unanimously.

Recreation Board: Noted receiving the monthly report. Dr. Dave Mowery, Chairman of the Rec Board, gave a brief overview of the grant for the comprehensive recreation study and the RFP (Request For Proposal) interviewing process.

Mr. Dayhoff joined the meeting at this time.

- With recommendation from the Rec Board, Mr. Chantelau moved, seconded by Mr. Scott, to accept the Rec Board's recommendation to engage YSM (Yost Strodoski Mears) of York, Pennsylvania, to perform the comprehensive recreation, parks and open space plan for Mount Joy Township, pending approval by DCNR. Discussion: the Supervisors pointed out that this is a very good example as to why the Township has boards and commissions to help carry out the ground work needed to make important decisions. They thanked the Rec Board for their complete and comprehensive recommendation so that the Supervisors were able to move forward for the benefit of the Township. Motion carried unanimously.
- With recommendation from the Rec Board, Mr. Chantelau moved, seconded by Mr. Kirschner, to submit an application to the Adams County Green Space Grant Program. Mr. Chantelau explained the process for grant review and approval. The County Green Space Committee will make recommendations to the County Commissioners in mid-December. Motion carried unanimously.
- Announced that Rec Board is still seeking community involvement.

Other Business:

Security Reduction – Weiland: With recommendation from HRG, Mr. Scott moved, seconded by Mr. Kirschner, to approve Financial Security Reduction #1 for A+ Mini-Storage (Gary & Audrey Weiland) land development project in the amount of 13,934.50. Motion carried unanimously.

Security Reduction – Breighner: With recommendation from KPI, Mr. Dayhoff moved, seconded by Mr. Scott, to approve Financial Security Reduction #1 for Fairview Farms (Barton Breighner) development in the amount of \$74,840.00. Motion carried unanimously.

Roads: Mr. Dayhoff requested the need for a new air compressor. The new truck needs approximately 120 lb. pressure and the old compressor only goes up to approximately 80 lb. Three quotes were obtained. Mr. Scott moved, seconded by Mr. Chantelau, to approve the purchase of a new Ingersall Rand 2-stage, 175 lb. air compressor from Tractor Supply for \$1,129.75. Motion carried unanimously.

Fairview Farms Development: It was noted that the Final Subdivision Plan for Fairview Farms was approved on June 21, 2007 with contingencies. One was relative to final approval from PennDOT with regard to HOPs (Highway Occupancy Permits) on Hickory Road. The Township just received a copy of PennDOT's approval and it was noted that revisions were made to the plan submitted to PennDOT versus what was approved as the Final plan on June 21, 2007. Mr. Scott moved, seconded by Mr. Chantelau, to

amend the approval of Fairview Farms and approve a Revised Final Subdivision Plan to reflect the changes imposed by PennDOT. Motion carried unanimously.

New Business:

2008 Budget: Mr. Chantelau gave a power point presentation on the Township's financial conditions and the proposed 2008 budget. It was noted that a tax millage increase is evident but is not recommended for 2008. The possibility of a tax increase in 2009 is probable, with close monitoring of the budget through the year. After the presentation, the Supervisors opened the floor to take questions from the citizens. Mr. Chantelau moved, seconded by Mr. Dayhoff, to tentatively adopt the 2008 Budget as presented. Motion carried unanimously. The Supervisors thanked the Finance Committee and Robin Crushong, Treasurer, for all the hard work in preparing the budget. It was noted that the Budget will be available for public inspection with final adoption at the December 20, 2007 meeting.

Adjournment:

With no further business to come before the Board, Mr. Scott moved, seconded by Mr. Dayhoff, to adjourn the Supervisors' Meeting at 9:20 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary