

## **AUGUST 31, 2006 WORKSHOP – DISCUSSION FOR ZONING TEXT AMENDMENT:**

The Mount Joy Township Board of Supervisors held a workshop this date, as publicly advertised, at 9:30 a.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, Pennsylvania, with Board Chairman James Waybright presiding. Others in attendance were: Supervisors George Scott, and Samuel Dayhoff; Solicitor Walton V. Davis; Eric Mains, Engineer; News Reporters Aaron Young (*The Gettysburg Times*), and Meg Bernhardt (*The Evening Sun*); and Brenda J. Constable, Secretary.

Others in attendance were representatives from the Township Planning Commission: Jerry Althoff, Jim Wiltgen, and Audrey Weiland; Keystone Custom Homes representatives: John Mahoney Esq., Mel Chido, Jeff Rutt, and Jim Snyder, HRG Engineer.

Citizens in attendance were: Jerry Maloney; John Kresky; Pam Roman representing the Watchdog Group; Carol E. Holtz; Thomas Dunchack; Eileen Holmes; JoAnn Auchey; John Auchey; and Lynn Anne Sukeena.

Mr. Waybright noted that the purpose of the workshop was to discuss a proposed text amendment to the zoning ordinance that would allow reduced lot sizes in the Rural Residential district in order to preserve more open space when TDRs are used, without increasing the number of units. He pointed out that the legal advertisement placed by the Township stated this purpose. He added that the other ad that was put in the local newspaper by another group was incorrect and he apologized to those attending in case they were misled and thought they were attending for other reasons.

Introductions were given by the participants of the workshop: as stated above, the Supervisors, Solicitor, Secretary, Engineer, Keystone representatives, and the Township Planning Commission members.

Mr. John Mahoney gave a brief orientation of the Ramsburg tract and the proposed development project. He noted the proposed development would be accomplished by using TDRs, and with this concept, would be allowed to use 15,000 sq. ft. lots. Keystone would like to propose using 10,000 sq. ft. lots, not increase the number of houses, therefore increasing the area of land preserved. In order to do this, the zoning ordinance would need to be amended. Mr. Mahoney pointed out that the 10,000 sq. ft. lot size is still 25% larger than what is already allowed in other receiving areas of the Township under the TDR program. He also pointed out that the total acreage is 379, and with the 15,000 sq. ft. lot size, approximately 33% (120 acres) of open space would be preserved. With the 10,000 sq. ft. lot size, approximately 53% (200 acres) of open space would be preserved.

Mr. Jim Snyder, Engineer from HRG, gave a more detailed overview of the plan for 10,000 sq. ft. lots. There would be 547 lots with a 38 acre parcel preserved, and two existing farmsteads. Two points of ingress and egress are proposed; one on White Church Road and the other on Barlow-Two Taverns Road. Approximately six miles of roadway.

Discussion of doing a yield plan was held, noting that the number of houses could change from 547 to 550 depending on what the Township determines as a yield plan, for example, more stringent requirements. Mr. Mahoney noted that a yield plan would be prepared regardless; the text amendment request is only for the change in square footage. Mr. Mains commented that the developer should make sure that the original plan with 15,000 sq. ft. lots can fit on the parcel with all environmentally features taken

into account. Mr. Dayhoff suggested that this language be included in the text amendment. Mr. Davis suggested two plans be presented: one plan that indicates what could be built under the 15,000 sq. ft. size with all engineer technical issues taken into account; and the second plan showing all topos, environmentally sensitive issues, etc. Mr. Mahoney stated that two plans would be prepared prior to the September meeting.

The Planning Commission members concurred that two plans should be presented. Mr. Mains asked what mechanism would be put in place to prevent future subdivision. Mr. Mahoney stated that a declaration of easement would be prepared for the sending property. The receiving area would have a note added to the subdivision plan. The home owners association title report would be approved by the Township and would list that no further subdivision would be allowed to the prospective home owners. Mr. Davis suggested that additional language for permanent preservation should be added. Mr. Scott suggested that the language for preservation be under the same terms as the sending is. Mr. Dayhoff pointed out that several farmsteads would be created. Smaller areas are to be with the home owners association for recreation easement. Mr. Chido added that this would be described in the home owner documents.

Mr. Mains asked Keystone if they had any other developments with homes of this size on the proposed smaller lots. Mr. Rutt responded yes, and that he would provide a list of where they are. Mr. Mains noted that in the sketch plan with 10,000 sq. ft. lots, some farms are preserved; he asked if they were also preserved in the 15,000 sq. ft. lot plan. Mr. Mahoney responded that the 10 acre tracts are shown as developed in the 15,000 sq. ft. plan. The Supervisors stated that the 10 acre tracts are to come out of the development area and be preserved. Mr. Scott suggested that the bigger pieces of land would be a separate preservation and not part of the home owners association.

Mr. Dunchack asked if any zoning changes in this district occur, does it apply to RR everywhere. Supervisors responded yes, it would affect everything and that is why they need to be cautious. Mr. Scott suggested a minimum acre size of what the smaller lot sizes could be applied to be established. Pam Roman asked how the total acreage being preserved is calculated. Mr. Snyder explained that roads, wetlands, etc., are excluded. Mrs. Roman asked if open space could be used for TDRs. All responded no. Mr. Chido asked if the open space could be donated to preserved land. The Supervisors responded that it could probably be donated to the Land Conservancy.

Mrs. Roman asked for clarification as to whether the total number of TDRs is determined per lot, not acres. All agreed and noted that approximately 370 TDRs would be used for this development, preserving another 800+/- acres. Mr. Althoff asked if the text amendment were approved, would it affect the Westminster development. Mr. Mahoney responded no – the plan for Westminster is not to change. Ms. Sukeena asked if every house would have its own well. Mr. Mahoney responded no; public water and sewer is proposed.

### **Adjournment:**

Mr. Waybright adjourned the workshop at 10:35 a.m. this date.

Respectfully submitted,

Brenda J. Constable  
Secretary