

**Mount Joy Township
Supervisors' Workshop Meeting
August 6, 2015**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, David Updyke, Vice-Chair, Dennis Bowman, Gil Clark, Bradley Trostle, Solicitor - Susan Smith; Secretary – Sheri Moyer

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, PA 17325.

Call to Order: John Gormont presiding.

Starting Time: 7:00 p.m.

Public Comment: Bob Gitt said that two weeks ago PennGate farm went out of business. The cattle herd was sold. He stated that this is the first time in 85 years that the farm is not producing milk.

Mr. Gitt also presented the Board with a road map of the Township with his ideas and concerns about traffic along Rte. 97 in 25 – 30 years.

Speros Marinos, 201 Civil War Lane, Gettysburg, Pennsylvania. As liaison to Cumberland Township Historical Society he personally invited anyone to a special program of the Mason Dixon Line. 250 years after its measurement. The program will be held August 24, 2015. Also there will be a walking tour of the park in Cumberland.

Mr. Marinos stated that at 4:31 p.m. today his tenant reported that Tripwire did some sort of airburst explosion.

Mr. Marinos said the letters of notification of events are not distributed until one week prior to the event. This is done because of unwanted spectators and trespassers on the property. They do not want it to become public knowledge until the last minute. Mr. Gormont explained that the ordinance states a 30 day notice requirement. Ms. Smith said that at this time his letters are being treated as correspondence. If it is treated strictly as a zoning issue, Mr. Marinos could submit the letter of notification to the zoning officer who can then notify the Board of the event in her monthly report. If handled in this manner it will not be listed as correspondence.

Mr. Gormont stated he had a public comment he would like to make at this time. Mr. Gormont announced that the Roadmaster and his wife had a baby boy at 12:08 p.m. today and would like to congratulate them on the baby's birth.

Mr. Gormont also said that a couple of days ago there was a storm with a lot of wind and there was a house on Basehoar Roth Road that a large tree fell on. He said he was out to the site with the County and completed paperwork of what was observed. He indicated there was a lot of interior damage.

Mr. Gormont also said that there is a Zoning Hearing scheduled for August 19, 2015 and that all the Board members should have received notice.

Business:

- Alpha Fire Co. – 2nd quarter financial statement: The Board acknowledged receipt of the second quarter financial statement from Alpha Fire Company.

Mr. Gormont said that we now have quarterly financial reports from three fire companies, Alpha, Barlow and Gettysburg and would like to cut those checks to provide them their funding for the second quarter and once the Township receives Bonneauville Fire Company's report the treasurer will cut their check. Mr. Bowman moved, seconded by Mr. Updyke to cut the second quarterly funding checks for Alpha, Barlow and Gettysburg fire companies. Motion carried unanimously.

- Bonneauville Fire Co. – call box: Mr. Gormont said that we received from Chief Rabine the call box assignments for the Township to sign off on. Basically what it is doing is changing the Bonneauville ambulance service to 54-3 to cover the portion of the Township which is currently listed as box 33-18. Mr. Updyke moved, seconded by Mr. Bowman to authorize signature of the call box form for call box area 33-18. Motion carried unanimously.

- Salt Brine Follow up: Mr. Gormont said that earlier today, he, Mr. Bowman and a couple of the residents from the Links attended GVM's "snow day" in East Berlin. Mr. Gormont said that based on all the information received he feels the Township should move forward with this. We have the brine making system, equipment to be installed on the truck and also a well will need to be drilled. Mr. Gormont received a quote which he is going to negotiate the brine making machine is listed at \$19,975.00. The tank for the truck is approximately \$10,000.00 which comes equipped to work with the current speed control system on the truck. The Township has received a wide range of well drilling pricing. All well drillers were provided with the same information and requested pricing for the same things. We have one quote for \$9,500.00, another quote for \$6,484.05 and a third quote for \$5,616.75. Mr. Clark requested the names for each. The \$9,500.00 was Reichert; \$6,484.05 was Alexanders and, \$5,616.75 was Frank Wilson. Mr. Gormont indicated that both Alexanders and Wilson came to the property. Mr. Bowman said that the residents at the Courtyard are very interested in the brine treatment as well. Mr. Bowman said that following discussions with them they would purchase a storage tank to have on-site and then distribute from that. Mr. Updyke questioned if the Township heard whether there was interest from Germany or Lake Heritage. Mr. Gormont indicated that he has not heard back from Germany. Mr. Gormont said the last he spoke with representatives from Lake Heritage they expressed interest. Their concern is how they will dispense the salt. They did get a price for putting a tank on the back of a pickup.

Mr. Gormont said that taking the numbers he received today the total price would be roughly \$35,000.00. Mr. Clark suggested that since water is critical to the brine operation the Township should pursue having a well drilled. Mr. Gormont questioned the Board to see if they wanted to move forward with contacting one of the drillers to have a well put in. Mr. Clark said that a while back there was some discussion about the existing wells condition and stated that the new well could also be used for the building. Mr. Gormont said that at this time the well would not be connected to the building however, it could be. Mr. Clark moved, seconded by Mr. Bowman to retain a well driller and have a well drilled. Motion carried unanimously.

Mr. Bowman questioned who would be obtained to drill the well. Mr. Gormont said we have three well driller quotes. Mr. Clark questioned the range of pricing. Mr. Gormont said the cost to drill the well was the same the difference in the pricing is in the pump. He went on to say that the cost of drilling for the last two quotes were the same \$8.00/foot. He said that all were given the same requirements, 300 foot well, pump to be able to pump a minimum of 20 gallons per minute if the well has the ability. Mr. Gormont moved, seconded by Mr. Trostle to have Frank Wilson drill the well. Motion carried unanimously.

- **Open Seal Coat Bids.** The township received 1 bid in response which was received by the Township on August 5, 2015 prior to the August 6, 2015, 4:00 p.m. deadline. The bid remained sealed, and was opened at 7:48 p.m. during the Board of Supervisors' Workshop Meeting. The bid was for 23,875 sq. yd. – provide and place single bituminous seal coat CRS-2PM or RS-2PM and #8 aggregate at 1.0% wash as per PennDot Pub 408 Specifications.

Company	Amount	Meet Requirements
Hammaker East, LTD. 1514 Black Gap Rd. Fayetteville, PA 17222	\$39,393.75	Yes

Mr. Bowman moved, seconded by Mr. Updyke, to accept the contract for 23,875 sq. yd. at \$1.65 per sq. yd. for a total bid of \$39,393.75 from Hammaker East, Ltd., for seal coating as specified for Mt. Joy Township roads. Motion carried unanimously.

- **Solar Panel Park:** Ms. Smith said that the current ordinance has no provisions for solar facilities. This is not an issue if someone wants to put solar equipment on the home. It becomes an issue if someone is making a principal use of a property as a solar farm. The question is does the Board want to address this now or are you comfortable in waiting for it to be addressed in the proposed ordinance. Currently, since it is not provided for it would be handled as a special exception proceeding and they would have to show that they meet two other similar uses within the district that they are located.

- **Outdoor Furnace:** Ms. Smith said this is a similar situation. She indicated that many municipalities have adopted regulations dealing with the outdoor wood burning furnaces. In most cases the trigger has been a concern with neighbors being forced to handle the smoke. Currently the township has no ordinance, DEP has minimum standards. The question is does the Board have any interest in separately handling the outdoor furnace. The state requirements are that there are certain standards depending on the type of furnace. The older ones have a set of standards while the newer ones have to meet separate standards. DEP regulations call for a minimum of 150' from a property line and the stack has to be a minimum of 10' above the ground. The newer ones (Phase II boilers) are 50' from the property line and the stack has to be 10' above the ground. The state also regulates what is allowed to be used as fuel. The DEP regulations clearly leave the door open for local regulation. Mr. Gormont questioned the Board should this be dealt with now or work it into the updated ordinance. The Board decided to put it on the list for the updates.

- Zoning Ordinance – Articles and policy discussion: Ms. Smith said that she has reached a point where she needs some guidance as to how the Board feels about certain items. She indicated that she has seven items on the list.

Ms. Smith said the current ordinance does not have any provision that calls for a single principal use per property. In many cases for that limitation, should you have more than one house on a property and the owner of the second house wants to sell the house the property associated with it could have zoning issues should the properties not meet the current set back requirements. There are three ways this can be handled. You can have more than one use per lot and if the owner gets in zoning issues later on, it is not the township's problem. The property owner created that circumstance. Another is that they can have more than one use so long as the uses meets all of the requirements of the ordinance as if each was on standalone lots. The third approach is to say no. Every new use is a new lot. You want to put another house on the property you need to cut off another lot. You want to have a standalone business on your property that already has a business you have to have a separate lot. The Board will need to discuss this further to come to a decision.

The second issue was permitted uses by right v. uses by special exception/conditional use v. prohibited uses. The Board decided to use standards as the guideline with special exception/conditional use as exceptions. Ms. Smith questioned the Board if there were any specific uses that the Board wanted to have a proceeding either before themselves or the Zoning Hearing Board. Mr. Trostle said big box stores, large commercial development, mining activities, airports, concentrated animal operation, and solar panel farm. Ms. Smith said her understanding is that if something larger in scale and has significantly greater impact than a basic commercial use the Board wants to have more control of.

Ms. Smith questioned what level of regulation is the Board comfortable with respect to permitted uses. The focus of the Board was fit. Does the use fit with its neighbors? The Board did not care that it was a commercial use between two residential houses it's how the use would impact the surrounding properties.

Ms. Smith questioned the Board where they are in making the protection of environmental resources a priority. Ms. Smith questioned if a developer comes in to the township with an application is the Board interested in having, as part of the application, an environmental impact study. Ms. Smith said her understanding is that the Board is not interested.

Ms. Smith said that when the revisions to the Zoning Ordinance are being finalized there may be some cross over in the SALDO and that it should be in one place. But she wanted to alert the Board that parts of the SALDO may need to be revised.

Ms. Smith said that she is hearing the Board wants a level of regulation necessary to minimize impacts to make things fit and not burden one property owner with what is happening on a neighboring property.

Correspondence:

- Letter dated July 28, 2015 from Speros Marinos regarding re-enactment

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:55 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary