

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
JULY 20, 2023 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle Vice Chairman; Gil Clark; Christine Demas

Absent: Todd McCauslin

Also Present: Susan Smith, Solicitor; Erik Vranich, Township Engineer; Mitz Whatley, Administrative Assistant; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

Lt. Witalec attended the meeting, just to let the Township know they are available if needed and to see if there were any questions.

Chairman/Vice-Chairman Comments: Chairman Mazer talked about a reading at Lake Heritage. He said that the Lincoln Cemetery received grants to clean up the headstones. Chairman Mazer talked about the brief submitted to the Commonwealth Court in the Brookview appeal.

Vice-Chairman Comments: Vice-Chairman Scholle said that Dr. John Joyce's aide attended the COG meeting and said that the budget still didn't pass. He said that this would really affect school districts. The COG will have a booth set up at the Farmer's Market at Gettysburg Recreation Park on July 29, 2023 for civil engagement day. Destination Gettysburg reported a profit of about \$30 million from the 160th anniversary of the Battle of Gettysburg and about \$15 million from Bike Week.

Public Comment.

Tom Newhart-720 Plunkert Rd-Solicitor

Nick Demas 71 Miller Rd- Solicitor; Chairman

Sandy Yerger 175 Bulk Plant Rd-Solicitor; Board lack of communication

Steve Yerger 175 Bulk Plant Rd-Chairman; Solicitor

Bill Chantelau 765 Barlow Dr-Sunshine Law; Solicitor

Todd McCauslin -written public comment-Brief; Solicitor (read by Sandy Yerger)

Approval of Minutes. Supervisor Scholle moved, seconded by Supervisor Clark, to approve the regular meeting minutes from June 15, 2023. Motion carried, unanimously.

Solicitor's Report. Solicitor Smith presented her report for the period following the June regular meeting. Solicitor Smith updated the Board on a Commonwealth Court opinion addressing the relationship between the UCC permit and zoning and ordinances approvals and permits. She also talked about a new bill introduced in the Senate restricting the siting of solar uses on Class 1 and 2 soils and providing a tax credit when sited on certain improved properties, including an

abandoned mine, brownfield, or parking facility canopy. Supervisor Clark moved, seconded by Supervisor Scholle, to accept the Solicitor's Report. Motion carried, unanimously.

Engineer's Report. Engineer Vranich presented his report for the period following the June regular meeting. Township Engineer Vranich made note that the Mud College Culvert project would take place around the first week in October. The Project would result in a two-week road closure. Supervisor Demas moved, seconded by Supervisor Scholle, to accept the Engineer's Report. Motion carried, unanimously.

Omnibus Motion to Accept the Following. Supervisor Clark moved, seconded by Supervisor Demas to approve the reports of the Roadmaster, Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Officer and Volunteer Fire Companies. Motion carried, unanimously.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision and Land Development Plans.

- Preliminary/Final Land Development Plan for Pam Huffman-Stable and Riding Arena. Township Engineer Vranich explained that the plan proposes a private riding arena about 11,000 SF in size. There are no bathrooms and no employees. The Planning Commission recommended conditional approval pending satisfaction of the Engineer and Zoning Officer letters. The applicant also submitted a written request for a waiver from SALDO 86:10 Requirement for Submission of a Preliminary Plan. Supervisor Clark moved, seconded by Supervisor Demas to approve the request for waiver of SALDO 86:10 Requirement for Submission of a Preliminary Plan based on the justification that the plan is minor, there is no subdivision, there are no new street improvements, there is no adverse effect with sewer or water, there is no conflict with any regulations, and the plan is compliant with all criteria for a final plan. Motion carried, unanimously. Supervisor Clark moved, seconded by Supervisor Demas to approve the Land Development Plan with conditions of satisfactory completion of the comments in the Township Engineer and Township Zoning Officer review letters both dated July 5, 2023 and with correction of a reference from Tyrone Township to Mt. Joy Township. Motion carried, unanimously.
- Minor Land Development Plan for Beiler Storage Barn. Township Engineer Vranich explained that the plan proposes a 4,000 SF barn to store drying tobacco. The applicant's engineer has requested tabling the plan and offered a written 90-day extension. This is the first extension. Supervisor Demas moved, seconded by Supervisor Clark, to acknowledge the 90-day extension. Motion carried, unanimously.
- Final Minor Subdivision Plan for Dean A. Shultz. Township Engineer Vranich explained that the plan proposes the combination of several tracts into two lots. The purpose of the plan is to clean up tract lines for a future conservation easement. There is an unresolved issue of the location of the public right-of-way of Clapsaddle Rd. Research needs to be done to confirm the public right of way. The applicant is seeking a waiver of SALDO 86:13.B(16) from a 50' right-of-way to a 33' right-of-way. The Board was receptive to

the waiver. The applicant offered a written 60-day extension. This is the first extension. The Board acknowledged the extension by consent.

Business

- Tar and Chip Project Bids. One bid was submitted. Russell Standard bid \$1.77/sq yd for a total of \$63,419.10. The project includes Krug Rd, Roberts Rd, and Plunkert Rd. Supervisor Demas moved, seconded by Supervisor Clark, to award the Seal Coat project to the apparent low bidder, Russell Standard Corporation, in the amount of \$63,419.10. Motion carried, unanimously. Supervisor Demas moved, seconded by Supervisor Clark, to approve the Notice to Proceed for the Seal Coat Project pending completion of all necessary contract documents to the satisfaction of the Township Engineer and Solicitor. Motion carried, unanimously.
- Barlow, Gettysburg, and United Hook and Ladder Fire Companies-Second quarter financials disbursement of funds. Supervisor Scholle moved, seconded by Supervisor Clark, to disburse the second quarter funds for Barlow, Gettysburg, and United Hook and Ladder. Motion carried, unanimously.
- Set date for Hearing on Conditional Use for Home 2 Suites. The Board directed that the applicant be asked if it would agree to an extension of time to hold the hearing at its regular meeting on September 21, 2023. If the applicant is not willing to grant the extension of time, the Board will hold the hearing at its workshop meeting on September 7, 2023.

Adjournment. With no further business to be discussed by the Board, Supervisor Scholle moved, seconded by Supervisor Demas, to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 8:27 pm.

Respectfully submitted by,

Shannon M. Hare
Secretary