

MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
Thursday, August 15, 2024

The regular Board of Supervisor's meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 7pm.

Present: Christine Demas, Chairman; Chad Yingling, Vice-Chairman; Bernie Mazer; Todd McCauslin

Via Zoom: Sandy Yerger.

Also Present: Issac Wakefiled, Solicitor; Erik Vranich, Township Engineer; Bruce Hartman, Treasurer, Melinda Jones, Treasurer; Mitz Whatley, Assistant Treasurer, Kim Livelsberger; Zoning/Code Enforcement Officer

PUBLIC MEETING

Public Hearing Meeting, duly advertised, opened at 7:01 p.m.

Proposal for the Inclusion in the Mount Joy Township Agricultural Security Area of:

- Karen Burns, 754 Orphanage Road, Littlestown, PA 17340; 30G17-0024; 43.10 acres.

This has been reviewed by the County Planning Commission, the Township's Planning Commission and the ASA Committee. Supervisor Yingling stated it meets all the requirements to be included in the ASA.

Public Comments: None

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the addition of the Burns property located at 754 Orphanage Road, Littlestown, PA to the ASA adopted as Resolution 2024-15. Motion carried, unanimously.

Public hearing was closed at 7:02 p.m.

Supervisors' Regular Meeting Reconvened at 7:02 p.m.

Chairman Comments: Chair Demas said the second newsletter was mailed out. She stated if anyone hears of someone who did not receive it, please let the office know and we will mail one out and make sure they are on the list for the next letter. She also said Kim Livelsberger was interviewed by the Gettysburg Times. It was a good article and made the front page. Chair Demas congratulated Members 1st for being voted the best by Harrisburg Magazine, *Simply the Best*. She said if you remember at the last meeting, we selected them to combine some banks and put all the accounts in one place. She said it is just another good indication that we made a good choice. She said the last thing is, we lifted the burn ban. After over seven inches of rain in Mt. Joy, there is not too much of a reason to keep a burn ban in place.

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Public Comment: None.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Approval of Minutes:

- Regular Meeting Minutes, July 18, 2024
- BOS Workshop Meeting, July 25, 2024

Treasurer Report: Approval of Monthly Financial Reports

Roadmaster's Report:

Engineer's Report: Mr. Vranich said everyone had a copy of his engineer's report. He indicated most of it is action items that will be discussed later, and just a few informational items listed at the end.

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the Omnibus Motion. Motion carried, unanimously. Motion included acceptance of the following reports: BOS Minutes, Treasurer Report, Roadmaster's Report, Engineer's Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, Land and Seas' Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report.

ACTION ITEMS:

- Links at Gettysburg – Wade Run Final Plan Field Change, testing and inspection protocol for shale subbase: Chair Demas handed the discussion over to Jeff Goodwin, a geotechnical engineer, who outlined the protocol for using shale in construction and emphasized the importance of inspections to hold the contractor accountable. He mentioned collaboration with Eric to refine the language, highlighting that the township engineer can participate in inspections. If any issues arise, they will revert to the original plan to ensure quality. Mr. Vranich noted a letter from Rick Kline seeking modifications to ordinance requirements. Goodwin confirmed that a mutually agreed protocol is in place, based on successful models from other developments. Vranich expressed no further concerns and indicated that any future requests for similar modifications would need to be formally submitted during the final review process.

Supervisor Mazer moved seconded by Supervisor McCauslin, to approve the modification of SALDO 86.25A.1 A and B, as well as Zoning Chapter, 110.70 C, 5k, 10, to allow the use of eight inches of shale and two inches of BA, to A stone in lieu of eight inches of 2A stone. Motion carried, unanimously.

Supervisor Mazer moved seconded by Supervisor Yingling, to approve the Phase I alternate roadway plan for Wade Run Community as revised. Motion carried, unanimously.

- Joseph B. Smoker Greenhouses Preliminary/Final Land Development Plan Review: Mr. Vranich presented the preliminary/final land development plan for two 7,600 sq ft greenhouses on

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the Smoker property between Mud College and California Roads. Ms. Livelsberger issued a review letter dated July 31, 2024, and the engineer's review letter dated July 26, 2024. Mr. Vranich said that the Planning Commission recommended approval of the waiver and conditional approval of the plan based on the zoning and engineer letters.

Supervisor Mazer moved seconded by Supervisor Yingling to approve SALDO 86:10 Preliminary Plan waiver to allow this plan to proceed as a preliminary/final plan since no public improvements are included in this plan. Motion carried, unanimously.

Supervisor Mazer moved seconded by Supervisor McCauslin, to conditionally approve the Joseph B. Smoker Greenhouse Preliminary/Final Land Development Plan, subject to addressing all outstanding comments of the Engineer's letter dated July 26, 2024, and the Zoning Officer's letter dated July 31, 2024. minor engineering and zoning comments. Motion carried, unanimously.

- Dollar General Land Development Plan Review and Sewage Facilities Planning Module: Mr. Vranich explained that the sewage planning module was a separate component of the Dollar General land development, related to their proposed sewage management system utilizing a holding tank. The module had been reviewed by the county planning office and planning commission, with all necessary components completed.

Supervisor Mazer moved seconded by Supervisors Yingling to approve the Dollar General Market sewage planning module and adopt Resolution 2024-18. Motion carried, unanimously.

- Beiler Schoolhouse Agreement – authorize Chairman's signature: Chair Demas provided background on the Beiler land development, where the addition of a one-room schoolhouse had triggered the need for additional permits, causing construction delays. To allow the Beiler development to proceed while the schoolhouse permits were obtained, the board considered a temporary agreement to permit a fabricated schoolhouse structure on the property for up to 1 year. She confirmed the agreement included technical requirements for the temporary structure.

Supervisor Mazer moved seconded by Supervisor McCauslin, to authorize the Chairman to sign the Agreement. Motion carried, unanimously.

- Resolution for Electronic Access to PennDOT Systems: Chair Demas said this is so that the Township can track any HOP's that have been filed with PennDOT. Supervisor Mazer moved seconded by Supervisor Yingling, to adopt Resolution 2024-16. Motion carried, unanimously.

- Resolution for Financial Authorization: Chair Demas said this is required by Members 1st to list those individuals who had signature authority. Supervisor Mazer moved seconded by Supervisor Yingling, to adopt Resolution 2024-17. Motion carried, unanimously.

- Gettysburg Fire Company 2nd quarter Financial Reports: Chair Demas said the Township received Gettysburg Fire Company financials for the 2nd quarter. Supervisor Mazer moved seconded by Supervisor Yingling, to approve the distribution for the 2nd quarter to Gettysburg Fire Company. Motion carried, unanimously.

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Executive Session: (If needed)

Adjournment

With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried, unanimously.

Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary