

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
JULY 21, 2022 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; Dr. Judy Morley; Todd McCauslin, Christine Demas

Also Present: Susan Smith, Solicitor; Melissa Zirkle, Administrative Assistant; Shane Wise, Roadmaster; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

The Board entered into executive session from 7:01pm-7:27pm regarding potential litigation.

Conditional Use Public Hearing (continued from April 7, 2022)

Application by Tom Green (Northeast Pallet, LLC) for a conditional use for a light manufacturing use (pallet manufacturing, mulching, and roof trusses). The location of the property is 3608 Baltimore Pike, Littlestown, PA, also identified as a tax parcel 30H16-0029. The property is zoned Baltimore Pike Corridor District.

The Board closed the public hearing.

Public comment on conditional use application:

John McAlister 3668 Baltimore Pike-mulch; grinder

James Bisnett-3435 Baltimore Pike-Idling trucks

Deb Steckler-149 E. York St. Biglerville-agent for seller & buyer-agreement of sale

Wes McDaniel-2771 Baltimore Pike-dBA of lawn mower

Consideration and action on Conditional Use Application-Chairman Mazer said that the Board has reservations on the granted variances. The Board indicated it They will deliberate in private session and make their decision at the next regular meeting on August 18, 2022.

Chairman/Vice-Chairman Comments: Chairman Mazer opened by saying “Good men, the last wave by, crying how bright. Their final deeds might have danced in a green bay, Rage, rage against the dying of the light.”

He then talked about the request for Strategic Management Planning Program Proposal and 5-year financial plan.

Chairman Mazer announced the opening of some new businesses at the Outlets. Those include: Bantam Coffee Roasters aka 82 Café, Purple Piggy, Spirit Halloween, and (coming soon), Chicken Hill Distillery.

Vice-Chairman Comments: Vice-Chairman Scholle talked about the redesigning of the website. He also told the residents that they can reach out on the website and make suggestions.

Public Comment.

There was no verbal public comment.

Written Public Comment-Tom Newhart-720 Plunkert Rd-4 handouts related to solar use

Approval of Minutes

Regular meeting minutes for June 16, 2022 were approved as drafted by consent.

Solicitor's Report. Solicitor Smith presented her report. Supervisor Morley moved, seconded by Supervisor Demas to accept the Solicitor's Report for the period following the June regular meeting. Motion carried, unanimously.

Engineer's Report. Engineer Vranich presented his report. Supervisor McCauslin moved, seconded by Supervisor Morley to accept the Engineer's June report. Motion carried, unanimously.

Roadmaster's Report. Roadmaster Wise presented his report. Supervisor Morley moved, seconded by Supervisor Demas to accept the Roadmaster's written report for June 2022. Motion carried, unanimously.

Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Office, Fire Companies Reports were approved by consent.

Supervisor Morley moved, seconded by Supervisor McCauslin to accept the second quarter financial statements from Barlow and Gettysburg and to distribute the funds. Motion carried, unanimously.

Correspondence listed on the agenda was acknowledged.

Subdivision/Land Development Plans

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community-BOS action deadline August 10, 2022. Township Engineer Erik Vranich said that no revised plans have been submitted. The applicant's July 18, 2022 request for extension letter contains details on the progress made on the plan and related applications for state agency approval. Mr. Klein said that they have received PUC comments. Aqua comments, NPDES permit, and hydrant placement. The extension request is for 90 days. Supervisor Demas was reluctant to grant a fourth extension and said that the Board needs to figure out where to draw the line with extensions. Supervisor Morley moved, seconded by Supervisor Scholle to accept the 90-day extension. Motion carried, unanimously. The new action deadline will be November 8, 2022.
- Brookview Solar I, LLC-Solar Project Preliminary Land Development Plan - BOS action deadline July 28, 2022.-Consideration and action. Attorney Frey asked for the consideration of the Land Development plan based on the comments from the Township Zoning Officer and Township Engineer. He said all comments can be addressed during the permitting phase of the plan process. The planning commission made a recommendation to approve with conditions. The Board had asked for an additional extension due to the complexity of the land development plans. Attorney Frey said that the applicant is willing to grant a 30-day extension per the Board's request. Attorney Frey said that they are expecting the Board to make a decision at their August 18, 2022 regular meeting. Supervisor McCauslin asked why glare analysis was not submitted to the county. Mr. Vranich said that it is not uncommon for reports such as the glare analysis not to be submitted to the county. Mr. Vranich and Solicitor Smith both recommended that the Board engage a professional to review the glare analysis and advise the Board. Supervisor Morley moved, seconded by Supervisor Scholle to accept the 30-day extension. Motion carried, unanimously. The new action deadline is August 27, 2022.

Committee Reports

- Personnel: (Mazer and Morley). No report.
- Finance: (Scholle and Demas). No report.
- American Rescue Plan Act: (McCauslin). No report.

Business

Establishing new NID for the Wade Run Property. Chairman Mazer asked the Board to consider approving the start of the formation of a new NID. Solicitor Smith said that there are a series of ordinances and resolutions that need to be created. She said if the Board determines to create a new NID then the Board needs to authorize the initiation of the process. Supervisor Demas moved, seconded by Supervisor Morley to initiate the process of establishing a new NID for the Wade Run Property. Motion carried, unanimously.

Mr. Klein was more interested in resetting the bond schedule for the existing Links NID. Solicitor Smith said that she talked to the Township's bond counsel after the June meeting when Mr. Klein reported that everything was ready to go and that bond counsel indicated that and they were not ready for the matter to be presented to the Board for action. She provided bond counsel with the Board's July meeting dates and was informed this week by bond counsel that they were not ready. She provided bond counsel with the Board's August meeting dates.

- Trailer Purchase-Roadmaster Wise explained that the original trailer that was purchased did not work out because they were not able to get the roller onto that trailer. The Township was able to sell the trailer and not lose any money. Roadmaster Wise got 3 quotes for new trailers. Hitchman had the lowest quote. Supervisor Scholle moved, seconded by Supervisor McCauslin to purchase a new trailer from Hitchman for \$15,995.00 plus tax and tags. Motion carried, unanimously.
- Set Date for Shredder Event-Chairman Mazer said that a survey has been on the Township website asking if there was interest in a shredder event. 50+ people have taken the survey, so he feels that that is enough interest to have the event. After some discussion, the Board set a tentative date for April 22, 2023. Supervisor Morley moved, seconded by Supervisor McCauslin to schedule a shredder event for April 22, 2023. Motion carried, unanimously.
- Proposed Budget for Mud College Open House-Linda Bjornsen said that the historic committee was asking for \$400 for the Mud College Open House event they planned in September. The money would be used towards cookies, lemonade, signs, and advertising. After some discussion, the Board decided to provide the committee with more money in case anything goes over their budget. Supervisor Morley moved, seconded by Supervisor Demas to provide a budget not to exceed \$1,000 for the Mud College Open House. Motion carried, unanimously.
- ARPA First Tranche Redistribution Funds Resolution– Solicitor Smith explained that the Board needed to adopt a resolution to amend the adopted budget to reflect the receipt of the unplanned revenues, redistributed ARPA first tranche funds. Supervisor Demas moved, seconded by Supervisor McCauslin to approve the resolution to amend the budget to reflect the receipt of redistributed ARPA first tranche funds. Motion carried, unanimously. Resolution 13 of 2022.
- Wetlands Survey of Land behind Mud College Schoolhouse-Supervisor Demas explained that there are about 17 acres of vacant land behind the Mud College Schoolhouse that belongs to the Township. In 2008-2009, the Board wanted to use the land as a park. There were surveys and action plans done. The 2009 Board sketched ideas for the park. Supervisor Demas is proposing having the

land surveyed for wetlands. She received 2 quotes for surveys. Supervisor Demas moved, seconded by Super Morley to approve Vortex Environmental, Inc. to do a wetland delineation survey for the Mount Joy Township property behind the Mud College Schoolhouse for \$1,950.00. Motion carried, unanimously.

- Adams Apple Bike Ride-Supervisor Morley said that this bike ride was originally scheduled for May 7, 2022 but was postponed due to in climate weather that day. They are now ready to reschedule this event for October 15, 2022. Supervisor Morley moved, seconded by Supervisor McCauslin to authorize the chairman to sign the agreement to allow the bike ride to be rescheduled for October 15, 2022. Motion carried, unanimously.
- Engage lighting engineer or comparable professional-Chairman Mazer said that he would like the Township to formally engage a lighting engineer to review the glare analysis submitted by Brookview. Supervisor Morley moved, seconded by Supervisor McCauslin to engage a lighting engineer or comparable professional with experience in this area for a cost not to exceed \$20,000 for this project. Motion carried, unanimously.

Adjournment. With no further business to be discussed by the Board, Supervisor Morley moved, seconded by Supervisor Demas to adjourn the meeting. Motion carried unanimously. Meeting adjourned 10:52p.m.

Respectfully submitted by,

Shannon M. Hare
Secretary