

January 18, 2001

The Mt. Joy Township Board of Supervisors held its regular monthly meeting on January 18, 2001 at 7:30 PM in the Township municipal building located at 902 Hoffman Home Road, Gettysburg, PA. All Supervisors, Dayhoff, Waybright, Chantelau, Rogers and Scott, were present. Also present were Township solicitor Walton V. Davis and Township secretary Bonnie L. Koontz.

The minutes of the December 21, 2000 workshop were approved by motion of Chantelau, 2nd by Dayhoff, motion carried unanimously.

The minutes of the December 21, 2000 regular monthly meeting were approved by motion of Waybright, 2nd by Chantelau, carried unanimously.

Chairman's Statement - Chairman Dayhoff welcomed everyone in attendance and commented that this is the first regular meeting with a Board of five Supervisors. He announced that Zoning Officer Ann Longmire has resigned and the Township is looking for a new zoning officer. Dayhoff then opened the floor for public comments, stating that no comments would be taken unless they were in regard to an item on the agenda.

Public Comments:

No public comments were offered.

Chairman Dayhoff then recognized Lt. Butler of the Pennsylvania State Police, Station Commander at Gettysburg, who was present to get acquainted with the Supervisors and to give citizens an opportunity to ask questions. Lt. Butler said if any questions arise before he returns to a future Township meeting, please call. Dayhoff commented that several calls have been received regarding right-hand turns; coming out of Heritage Drive and turning right without a complete stop. He asked if there could be additional patrols or a "No Turn on Red" sign put there. Lt. Butler responded that he is not aware of how many accidents there may have been; he can put the matter in his "roll call" and tell his officers to watch the area. Chantelau asked if there were any statistics on crime in this area of the County. Lt. Butler responded that the statistics for 2000 are not out yet. When they are received, then there will be an idea of how crime breaks down in the Townships in the County. As far as the outlet stores are concerned, there hasn't been a large influx of incidents. There was trouble with the alarm systems initially, some shoplifting.

Road Superintendent Anthony Graham asked, in regard to basic speeding, could the area be patrolled more, and was answered that in regard to the Township, he can't tell his officers to be in Mt. Joy Township more than other townships.

Dayhoff thanked the Lieutenant and all the people at the state police barracks for their response in regard to a tragic incident on White Church Road last spring when many grieving teens were visiting the accident scene.

Chairman Dayhoff next recognized County Commissioner Harry Stokes, who commented that the County Commissioners are aware of concern about issues of statements by the Planning Office in regard to the amending ordinance currently before the Board (of Supervisors). Stokes read a letter of January 5, 2001 signed by the Commissioners. He also assured the Supervisors that the County stands ready to help with the comprehensive plan process.

Chairman Dayhoff then recognized Tom Clowney, who stated that he has a 220-acre farm in Cumberland Township and farms about 70 acres in Mt. Joy Township. He feels the Gettysburg Links should not be used for a large scale housing project. Mt. Joy Township has six farms in the ag preservation program and others on a waiting list. He further commented that two farm families have recently moved here from Chester County and urged the Supervisors not to decide on the ordinance amendment until the comprehensive plan is completed; urged agricultural zoning.

Chairman Dayhoff next recognized Rick Klein, present on behalf of The Links at Gettysburg. Referring to a letter from Mark Lewis, a workshop meeting is requested. He also stated that he wants the public to be aware that current zoning doesn't permit "no housing", but rather, 350 homes on that site. Dayhoff added that this would be using the golf course also. Klein was advised to speak to the secretary about a workshop date. The public may sit in and listen, but not comment. Dayhoff said public comments on the Links will be taken at a public hearing. After the workshop there will be another hearing; after the hearing, a date will be set for the decision.

Clowney asked why the meeting can't be published as news instead of in the legal ads. Dayhoff clarified that the Township is bound by legal restraints.

Ken Roberts - Thanked the Supervisors for the opportunity he had to serve on the Planning Commission.

Tom Baker - Wanted to know when the Links would be heard. Dayhoff said this will be advertised in the legal notices as a zoning amendment in the rural residential district.

Speros Marinos - Wanted to know if any workshops were scheduled for the comprehensive plan. Dayhoff replied that there will be a public comprehensive plan meeting at 6:30 February 19, 2001 at the Township Building. This meeting will be the first of a series.

The Treasurer's Report was approved by motion of Waybright, 2nd by Chantelau, carried unanimously.

The Bills to be Paid for December, 2000 and January, 2001, to date, were approved by motion of Chantelau, 2nd by Waybright, carried unanimously.

Old Business:

Sewage Enforcement Fees - SEO Gil Picarelli gave copies of Mt. Joy Township's current fees in comparison with other Townships' average fees, and noted that Mt. Joy's fees have not increased since he has been SEO here. Picarelli also presented his annual report. Following discussion it was decided to increase the permit fee to \$125.00; soil test to \$100.00 and perc tests to \$175.00; motion by Chantelau to adopt a resolution amending resolution #99-5A to reflect the above fees, 2nd by Scott, carried unanimously. (Resolution #01-1.)

Subdivisions:

Richard Baese - There was discussion regarding the Planning Commission's recommendation for a wetlands study to be done on lots #2 and #5. Picarelli commented that there used to be a 50' from wetlands requirement, but now DEP says nothing.

Robert Dayhoff - Form B Waiver. Prior to discussion, Chairman Samuel Dayhoff presented a written statement that he would abstain from discussion and action on this plan. He turned the meeting over to Vice-Chairman Chantelau. Gil Picarelli explained that the lot being subdivided is in Cumberland Township; however, the current dwelling on the property is in Mt. Joy Township. Law requires that the SEO inspect the existing site on the parent tract. Motion to approve the Form B waiver by Chantelau, 2nd by Scott, noting that the Planning Commission also recommended approval, carried unanimously.

Honey Bee Diner - Land Development Plan. Scott said that the Honey Bee has an LDP doing paving and adding a vestibule and entrance area. The applicant has agreed to comply with the engineer's comments. In regard to comment #12, the Planning Commission didn't feel that an additional 3% impervious area would create a problem. The applicant should provide a Highway Occupancy Permit.

The business has been existing (in one form or another) for 20-30 years. In regard to the HOP, (surveyor) Worley said that Mike Pinko (of PennDot) got back to them saying he had found two permits under a past owner; thinks one of them for Honey Bee for two driveways.

Dayhoff expressed concern about the impervious area, 68%, being 3% over the ordinance, which states 65%. He feels that some of this impervious area should be torn up or a variance requested from the Zoning Hearing Board.

Applicant Harry Tassou said that he didn't get the mail regarding this matter; the mail came to the business but went directly to the accountant. He said that when he received the certified letter, he responded immediately. Scott asked if the Board could waive 3%. Solicitor Davis said that if it is a zoning ordinance matter, the Board doesn't have jurisdiction. Scott said the applicant has two choices: 1) Have less than 65% impervious surface or 2) Apply for a variance. The solicitor said there is also a third option: Demonstrate that the impervious coverage existed prior to zoning. This could be done by getting aerial photos to demonstrate the impervious area. Scott said that the plan had been accepted as a preliminary plan because of the engineer's comments. Motion by Waybright to table until February, 2nd by Scott. Motion carried, Chantelau abstained.

Reports:

Road Report - Graham stated that the road report comments that a new truck has been obtained. It is felt that the old truck and the two old spreaders are no longer needed. Waybright advised waiting until winter is over as bad things happen to new trucks as well as old ones. Chantelau agreed with keeping the old truck as a back-up in case something happens; it could be important in an emergency. Following brief discussion it was decided to table disposal of the older truck until July.

Graham stated that quotes had been received from Swam Electric and Hulls Electric for lighting fixtures as there is little lighting in the shop at present. Following discussion, motion by Scott to accept the low bid if they are high efficiency; if not, get another quote, 2nd by Chantelau. Following brief discussion, Scott amended the motion to convert the current lighting not to exceed \$3500. Motion failed.

Motion by Scott to go with the low bid (Hull's) and convert existing lighting to high efficiency not to exceed \$3500. If in excess of \$3500, come back to the Board. Rogers commented that specs should be put together so equal bids are submitted by both parties. Motion carried unanimously.

Motion to accept the road report by Chantelau, 2nd by Waybright, carried unanimously.

Zoning Officer's Report - Zoning Officer Longmire was asked to be here tonight to discuss building permit fees. She has collected information from neighboring Townships. Some Townships have fees for occupancy permits. Dayhoff questioned what a building permit entails in office time. Longmire said that this is difficult to determine because of different circumstances relative to a permit. A building permit "hand-out" packet was given to the Supervisors. Following brief discussion, motion by Rogers to increase by resolution (#01-2) building permit fees \$50,000 to \$100,000 value of improvement from \$75.00 to \$100.00 and improvements over \$100,000 to \$125.00 plus \$1.00 for every \$1,000 over \$100,000, including occupancy permit and Township highway occupancy permit, 2nd by Dayhoff, carried unanimously.

Motion to accept the zoning officer's report by Waybright, 2nd by Scott, carried unanimously.

Chairman Dayhoff stated that at the reorganization meeting, responsibilities of the Township were divided among the Supervisors with reports being required monthly.

Personnel - Waybright stated that Ann (Longmire) has resigned. A "help-wanted" ad has been faxed in to the newspaper today. One response has been received by word of mouth; trying to arrange an interview. Job descriptions are being updated; the solicitor will look at them. Motion by Dayhoff to move forward with the job descriptions and send them to the solicitor, 2nd by Rogers, carried unanimously.

Finance - Rogers stated that accounting firms are being interviewed for all accounting duties with the exception of writing checks. The Township auditors will be contacted to make sure all data is properly presented. This will help the office run more efficiently.

Planning/Zoning/Land Use - Scott stated that he has dealt with Planning Commission items. There is an ongoing concern at the Creutzer property which was approved by the Supervisors in November. A neighbor has concerns with water runoff. A meeting was held with the neighbor; Creutzer is willing to pay for improvements. Attorney Davis prepared a letter to Barry Hoffman of PennDot. Motion by Waybright to send the letter, 2nd by Chantelau, carried unanimously. Dayhoff recommended the problem of signage at Lake Heritage and Yingling's Auction Service be turn over to this committee.

Township Grounds/Mud College - Dayhoff has nothing to report at this point other than that Bonnie Koontz, Ellie Bennett and himself had a meeting. Ellie Bennett is working on a 'Friends of Mud College' committee.

Roads - Waybright stated that concerns should be passed on to Road Superintendent Anthony Graham.

Correspondence:

- ACTA letter breaking down trips of service to Mt. Joy Township.
- US Dept. of Commerce letter commending Mt. Joy Twp. for work on census
- Minutes from the January 3, 2001 auditors' reorganization meeting
- Gettysburg Area Recreation Dept. annual report

Announcements:

Waybright is attending Comprehensive Road Improvement Study (CRIS) meetings. A summary of priority projects has been presented.

Rogers will attend a seminar for newly elected supervisors in February.

New Business:

Budget Amendment - A budget amendment of \$75,000 was advertised for an equipment shed. An estimate has been received, engineering fees are between nine and ten thousand dollars; now looking at \$85,000. This would be built into the existing building with a garage door facing Hoffman Home Road. The use would be strictly for storage; would have a concrete floor and lights. Following discussion, motion by Chantelau to increase budget line item #409 by \$15,000 more than the \$75,000 advertised, (Total \$90,000) 2nd by Scott, carried unanimously. Motion to adopt the amended budget by Scott, 2nd by Rogers, carried unanimously.

Toll-free number for persons calling from Gettysburg - There have been requests for a toll-free number as Gettysburg exchange callers feel they should be able to call the Township office free. Dayhoff commented that the average homeowner only pays between \$15.00 to \$20.00 Township tax and should be able to make a toll call now and then. Scott said he investigated this possibility for a site on Fish and Game Road and was told it would cost between \$100 to \$150 a month. Motion by Dayhoff to turn this matter over to the finance committee, 2nd by Scott, carried unanimously.

Newsletter - Former Zoning Officer Jill Coleman can do a paragraph on the comprehensive plan meeting scheduled for February 19. Dayhoff made a motion to publish the newsletter, 2nd by Scott, carried unanimously.

Motion for adjournment at 10:15 PM by Scott, 2nd by Waybright, carried unanimously.

Respectfully submitted,

Bonnie L. Koontz
Secretary