

**Mount Joy Township  
Supervisors' Workshop Meeting & Public Hearing Meeting  
November 6, 2014**

**Meeting Minutes**

**Present:** Supervisors - John Gormont, Chairman, David Updyke Vice-Chair, Gil Clark, Dennis Bowman, 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 HEARING**

**Call to Order:** Public Hearing Meeting, duly advertised, opened at 7:01 p.m.  
Chairman, John Gormont presiding.

**Comprehensive Plan Update**

To inform and obtain public comment on the proposed Mount Joy Township Comprehensive Plan and also to consider the proposed Comprehensive Plan and to vote upon the adoption of the proposed Comprehensive Plan during its regularly scheduled meeting that follows the conclusion of the public hearing, or at another public meeting conducted at said location and time no more than 60 days after the public hearing.

Ms. Smith asked the dates that this public hearing was advertised. Ms. Moyer stated that it was advertised in The Gettysburg Times on Saturday October 25, 2014 and again on Thursday, October 30, 2014. Ms. Smith questioned if a copy of the draft Comprehensive Plan was mailed to adjacent Townships/Boroughs along with the School Districts. Ms. Moyer indicated that they were mailed out under cover letter dated August 29, 2014. The deadline for comments was November 3, 2014. Ms. Smith indicated that the Township received comments from the Mount Joy Township Planning Commission, Carrol County Department of Land Use, Planning and Development along with Adams County Office of Planning and Development.

Mr. Gormont gave a brief statement of what was revised/updated from the Comprehensive Plan that was adopted in 2003. Mr. Gormont stated the maps are remaining the same with the exception of the Land Use map and the Roadway Classification maps. There are four primary land uses, Ag, Corridor Zone, Open Countryside and Planned Golf Community (PGC).

**Public Comments:** Speros Marinos, 201 Civil War Lane, Gettysburg, Pennsylvania stated that he believes Land Use map is okay as it stand as long as it is not used for zoning. Mr. Marinos stated he believes the Lake Heritage area should not be included in the Mix Use. Mr. Marinos stated he believes Lake Heritage should have its own use similar to the PGC. Mr. Marinos also indicated that there is an updated Flood Plain map. Mr.

Marinos stated FEMA has expanded the flood Plain on Rock Creek Road by approximately 50%. Ms. Moyer will look into getting a revised Flood Plain map.

Elsie Morey, 2235 Baltimore Pike, Gettysburg, Pennsylvania stated that she agrees that the Land Use map is okay however, when zoning is put into effect Ms. Morey would like the Historic areas preserved.

**Adjournment:** Closed Public Hearing: 7:14 p.m.

**Board Discussion regarding the proposed Mount Joy Township Comprehensive Plan:** Mr. Trostle suggested that the revisions recommended by the Mount Joy Planning Commission be included and would read on page 7 paragraph 3 “A variety of recreation opportunities are available in Gettysburg and Littlestown and around public schools”. Removing the words “particularly at facilities”. On page 9 the first sentence under the caption “Ensure Availability of Community Facilities and Services” reading “Provide high quality community facilities and services...” to remove the words “high quality.” Ms. Smith stated that these changes were responsive to suggestions made and not substantive so they could be made without having to have another public hearing. Mr. Trostle also noted The Planning Commissions comment regarding the next sentence reading “Ensure that adequate on-lot or central water and sewer...” needs to define how the Township is going to “ensure” the on-lot or central water and sewage services. Ms. Smith stated that the Township has already provided this by adopting the Act 537 plan. The Act 537 document is the policy document which has been implemented by several ordinances.

Mr. Gormont stated we need to make sure we have the most updated maps. Ms. Moyer will contact the County Planning and Development office to obtain the revised Ag and flood plain maps. Ms. Moyer will also have Wm. F. Hill insert the proper dates on the Land Use and Roadway Classification maps.

Mr. Bowman moved, seconded by Mr. Updyke to act on the proposed Comprehensive Plan at the November 20, 2014 meeting. Motion carried unanimously.

Supervisors’ Workshop Meeting Reconvened at 7:30 p.m.

**Public Comments:** Speros Marinos, 201 Civil War Lane, Gettysburg, Pennsylvania stated that there was a theft off of the cell tower located on his property. Specifically, copper tubing was removed. Also, he is concerned by the illegal hunting/trespassing on his property. Mr. Marinos would like the Safety Committee to meet on a quarterly basis with the Pennsylvania State Police to obtain data regarding crimes within the township to determine the burden the Township is on the State Police.

**Business:**

- Fire and Emergency Medical Services Agreement: Mr. Gormont stated that the Township received the signed Fire and Emergency Medical Services Agreement between Mount Joy Township and Barlow Fire Company. Mr. Updyke moved, seconded by Mr. Clark to approve and sign the Fire and Emergency Medical Services Agreement effective January 1, 2015. Motion carried unanimously.
- Budget: Mr. Gormont distributed a draft of the budget. Mr. Gormont stated there would be no increase in the tax base. Total revenue to the Township in 2015 is projected to be \$570,725.00. Total expenses to the Township in 2015 are projected to go down to \$527,695.00. If expenses are held to the

\$527,695.00 figure the Township should have a surplus of \$43,280.00. The budget does reflect the increase in the fire contribution of \$90,000.00 to go in to effect January 1, 2015. One thing not listed in the budget was line painting. Single yellow line painting has to be paint from the general fund. PennDOT does not approve payment from state fund for single yellow lines. PennDOT does not deem a single yellow line as a safety feature. Mr. Gormont stated there is a separate entry for E-Code updates. Once the Township adopts the revisions to the Comprehensive Plan the codes will need to be updated. This cost will be taking out of the reserve fund. The last page is liquid fuels budget which has been drafted prior to receiving notice of what the Township will be receiving from the State so there may be more surplus. Ms. Moyer will have the draft budget posted on the website and the Board would like to receive comments so that the budget can be approved at the December workshop meeting.

- Links/Fryer PGC and Hotel Conditional Use Applications – set public hearing date: Mr. Clark moved, seconded by Mr. Bowman, to set December 2, 2014 at 7:00 p.m. as the date and time of the continuation of the Conditional Use Application. Motion carried unanimously.
- Gettysburg and Littlestown Recreation Park Distributions: Mr. Updyke moved, seconded by Mr. Clark, to approve the distribution of \$4,000.00 to each recreation park in Gettysburg and Littlestown. Motion carried unanimously.
- Wm. F. Hill Financial Security Estimate for Garrison Falls - Phase IIB-Future: The Board of Supervisors acknowledge receipt of and approve the financial security estimate in the amount of \$106,587.91 for streets/access drives and miscellaneous within Garrison Falls - Phase IIB-Future project provided by Mr. Vranich dated November 4, 2014. Mr. Bowman moved, seconded by Mr. Updyke, to approve the Garrison Falls Phase IIB security estimate as presented by Wm. F. Hill. Motion carried unanimously.

**Executive Session:** Start: 7:55 p.m.

Litigation matters involving:

Well Citations  
Herrick Land Use Appeal  
Potential Litigation

**Meeting Reconvened:** 8:25 p.m.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Trostle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:26 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary