

Mount Joy Township Supervisors' Workshop Meeting

September 6, 2012, 7:00 p.m.

Meeting Minutes

Present: Board Chairman - John Gormont; Supervisors - David Updyke, Gilbert Clark, Mike Gearhart, Brad Trostle;
Susan Smith, Solicitor; Susan Harbin, Secretary/Treasurer

 3 Number of Residents Signed Attendance Sheet for this meeting.

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.

Item/Topic		Discussion	Action/Resolution	Follow Up/ Date
I.	Call to Order	John Gormont presiding. Starting Time: 7:00 pm		
II.	Public Comments	No public comments.		
III.	Business			
	A. Review Proposed Maps for Junkyards	Eric Vranich, engineer from Wm. F. Hill & Assoc., presented a survey and satellite maps (1 from 1994 and 1 current) for the 8 junkyards in MJT. When Twp. ordinance was adopted in 1991, each junkyard was documented as a non-conforming use, with no footprint as to the allotted size of junkyard. Supervisors reviewed individual junkyard maps for current use in comparison with 1994 use of property in order to establish a footprint for each junkyard. Mr. Gormont recommended that the Brd. consider a snapshot of each junkyard property as it exists today, to define the permitted area for non-conforming use. If the junkyard owner wants to expand beyond this use allotted, he will need to come to the Twp. to get exceptional approval. Twp. Solicitor stated requirements for junkyard license, barriers, and setbacks.		
		Junkyards discussed: 1. Frank Hartlaub Property, 4110 Baltimore Pike, Littlestown	Mr. Vranich will revise and send copies to Supervisors and Solicitor.	

		<ol style="list-style-type: none"> 2. Sam Hartlaub Property, Highland Ave., Gettysburg 3. John McAlister Property, 2771 Baltimore Pike, Gettysburg 4. John McAlister Property, 3668 Baltimore Pike, Littlestown 5. Jeff Miller Property, 691 Mud College Rd, Littlestown 6. Richard Munshour Property, 1650 Baltimore Pike, Gettysburg 7. Frank Walls Property, 2665 Baltimore Pike, Littlestown 8. Steve Zeigler Property, 4002 Baltimore Pike, Littlestown 	<p>Solicitor will contact Twp. Zoning Officer to produce a letter to be sent to each junkyard property owner.</p>	
	<p>B. Historical Ordinance Properties</p>	<p>MJT Historical Ordinance Draft was presented and discussed.</p>	<p>Solicitor will revise and present at the Sept. Supervisors' Regular Mtg.</p>	<p>Forward to Supervisors' Sept. Reg. Mtg.</p>
	<p>C A+ Storage – Financial Security Reduction</p>	<p>Owner, Audrey Weiland, is requesting release from the bond on the A+ Storage Project, Highland Ave. Mr. Vranich, Twp. engineer met with Ms. Weiland and stated that no additional work has been done on the project since original construction in 2006-07. In 2007, the Brd of Supervisors authorized a reduction in the financial security amount from \$82,120.00 to \$68,185.50.</p> <p>Mr. Vranich comments:</p> <ol style="list-style-type: none"> 1. The only remaining Phase 1 item to be installed is a headwall, which was bonded for \$2,000. 2. All other remaining bonded improvements are associated with future phases. It is noted that the bonding for that future work does not appear to include all of the improvements for those future phases. <p>Ms. Weiland does not have any plans to move forward with future phases, but would be interested in an agreement that would keep the plan semi-active pending reposting of the bond in case she would sell the property.</p>	<p>Ms. Weiland will discuss with her contractor finishing the wall to ensure that all Phase I improvements are completed. Ms. Weiland needs to be bonded for the complete approved final plans before phases II & III progress.</p> <p>Solicitor's recommendation: The bond reduction should not take place until the head wall is installed and the agreement is signed. The agreement should be recorded and become part of the</p>	

			property records. It should be stated that improvements/phases should be done in a serial manner.	
	D. Legal Requirements for a Comprehensive Plan	Solicitor presented to the Supervisors legal requirements for a Comprehensive Plan.	For review.	
	E. Fairview Farms Bonding	Bank is holding Fairview Farms property in foreclosure.	For information.	
	F. Volunteer Fireman's Worker's Compensation for Alpha Fire Co.	Worker's Compensation has huge increase from previous years. Mr. Gormont was told this was due to 1 very large claim.		
	G. Budget	Budget was discussed.	Forward to Oct. Regular Mtg. for a public meeting on the proposed budget.	Forward to Oct. Regular Mtg.
	H. Map of Water Systems in MJT and PA One Call	A signed Indemnity Agreement was sent to PA One Call System advising that effective Aug. 30, MJT will use Wm. F. Hill & Assoc as its authorized agent for mapping underground facilities, and will be responsible for drawing, approving, and maintaining map objectives.		
IV.	Executive Session:	Start: 8:46 pm Topic: 1. Litigation relating to MJT Community Park property 2. Personnel Meeting Reconvened: 9:05 pm		
V.	Adjournment	With no further business to be discussed by the Board, the meeting was adjourned at 9:07 pm		

Respectfully Submitted,

Susan C. Harbin
Secretary/Treasurer