

**Mount Joy Township
Supervisors' Workshop Meeting & Public Hearing Meeting
December 4, 2014**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, Gil Clark, Bradley Trostle, Solicitor - Susan Smith;
Secretary – Sheri Moyer

Absent: David Updyke, Vice-Chair and Dennis Bowman

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.

The proposed ordinance, entitled “An Ordinance Repealing and Replacing Chapter 107, Wells, of the Code of the Township of Mount Joy,” repeals, in its entirety, the content of Chapter 107 of the Code of the Township of Mount Joy and in its place and under the same chapter inserts new content regulating the same subject.

Public Comments: None.

Ms. Smith stated that when she and Mr. Vranich completed the revisions almost every section of the original ordinance were changed. This new ordinance repeals the original ordinance in its entirety. Mr. Vranich indicated that section 107-7G., reads “Within seven days of the completion of well construction...” should read “within seven days of the completion of well or borehole construction...” Ms. Smith stated that the ordinance defines well to include boreholes. In Section 107-100., the last sentence “open loop systems must conform to the same requirements as water wells” needs to be deleted. Ms. Smith had one more change where she saw a typo in 107-14B., the last line says “un” instead of “in”.

Adjournment: Closed Public Hearing: 7:05 p.m.

Supervisors' Regular Mtg. Reconvened at 7:05 p.m.

Board Action: Mr. Clark moved, seconded by Mr. Trostle, to repeal Chapter 107, Wells and adopt Ordinance 2014-03 with the amendments as discussed. Motion carried unanimously.

Public Comments: None.

Business:

- Requests for Proposal Uniform Construction Code: Mr. Gormont stated if everyone recalls the Township discussed the possibility of becoming an “opt in” Township. As a result of that discussion the Township advertised and put out a Request for Proposal (RFP). The Township received five responses to the RFP and each Supervisor has a copy of the RFP’s along with a comparison prepared by Ms. Moyer. Mr. Gormont questioned Ms. Moyer what a Building Code Officer means on the chart. Ms. Moyer indicated that for those companies where the Building Code Officer was indicated that company had someone within their organization who would come to the office to do the administrative work. Mr. Gormont would like each supervisor to evaluate the information and narrow down the selection to one to two companies to come in for an interview. Mr. Gormont also noted that since the Township is currently an “Opt Out” township we have a requirement to notify Labor and Industry. Labor and Industry can take up to 180 days to review and approve the Opt in. Ms. Smith contacted Labor and Industry and inquired if that 180 days is a fixed number or whether the agency would allow a municipality to begin in advance of the 180 days. Ms. Smith was told it is at the discretion of the director. What we need to provide is that we can show that an appeals board is in place. If we send Labor and Industry everything, the form application, a draft ordinance along with the appeal board members they may waive the 180 days decision. Ms. Smith indicated the qualification for someone to serve on the appeals board is, a member of the board shall be qualified by training, and/or experience in matters pertaining to building construction. That training and experience may be in the form of an architect, an engineer trained or experienced in the construction industry, trained or experienced as an inspector or plan reviewer. Mr. Slothour indicated that Adams County does have an appeals board. The township would have to pay into it. Ms. Smith indicated that an Ordinance would need to be adopted to enter into that intermunicipal agreement. Mr. Slothour indicated that it is a seven member board and the contact person would be Dave Baker. Mr. Gormont reiterated that the Board review the information so that we can discuss this at the December 18, 2014 regular meeting.

- Well Applications: Ms. Cindy Smith provided each Board member with two well permit applications for the lots that were not in compliance for either constructing the well without the permit or placing the wells in a location not authorized by the permit. Cindy Smith indicated that for one of the lots Wormald is not the owner however, they will pay the \$25.00 fee because there were actually three wells. Ms. Smith questioned if Wormald has authorization to apply for the Wagners. Mrs. Wagner is out of the country so we would have to find out if Mr. Horton can sign the permit application or can they assign some Power of Attorney to Wormald so that they can sign the application. Mr. Wormald has assigned Power of Attorney to Leah, who is an employee of the company. Ms. Smith explained the difference is that Leah is an employee of Wormald and does not have that association with Ms. Wagner. Ms. Wagner and Mr. Horton could give her an agency authority. Ms. Smith said the simpler thing would be if Mr. Horton is available and willing to allow Wormald to carry the administrative process that would be sufficient. Mr. Horton would be the individual who would sign the permit application as the property owner. The issue here is that the owner of the property is the entity responsible to comply with the ordinance. Cindy Smith indicated the site plan for Lot 8 needs to go to the courthouse and record where the wells are located. Ms. Smith indicated that the proposed location, whether in compliance or not, must come before this Board for approval. Ms. Smith indicated that this was a situation where no permit application was made, wells were dug and before the Board is information that states this is where we dug the wells. We did it through an appropriate entity. Cindy will have to tell you whether or not these locations comply with your requirements and if not how they are noncompliant. The Board will have to make a formal

decision to accept the deviations from your requirements or not. Ms. Smith questioned Cindy how many wells are located on Lot 8. Cindy replied there are two. Ms. Smith questioned if they meet the required setbacks as listed in the ordinance. Cindy replied she did not know that. The site plan would have to show the scale drawing as to where the wells are located. Once the scale drawing is complete, that document along with all the paperwork would need to be approved by the Board prior to recording. Cindy Smith indicated she would have the complete, appropriate paperwork for the next meeting.

Executive Session: Start: 7:35 p.m.

A personnel matter was discussed.

Meeting Reconvened: 7:37 p.m.

Adjournment: With no further business to be discussed by the Board, Mr. Clark moved, seconded by Mr. Trostle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:40 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary