

**Mount Joy Township Supervisors’
Supervisors’ Regular Meeting & Public Hearing Meeting
October 18, 2012**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, David Updyke Vice-Chair, Bradley Trostle, Gil Clark
Solicitor - Susan Smith; Secretary/Treasurer – Susan Harbin

12 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
Call to Order	John Gormont presiding. Starting Time: 7:00 pm		
Pledge of Allegiance			
Public Hearing	Purpose: To discuss an ordinance amending Mt. Joy Township Chapter 110 Zoning, to provide for regulation of historic buildings in the Zoning Ordinance, 1) property owner voluntary offering and acceptance by the Board if it needs recognized standards for historic quality and nature, 2) incentives in the form of additional uses allowed to be made of the property, and 3) a limitation on rights as to demolition.		
Call to Order	Public Hearing Meeting, duly advertised, opened at 7:06p.m. Chairman, John Gormont presiding.		
Ordinance	An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania Chapter 110, Zoning, To Provide For Regulation Of Historic Buildings In The Zoning Ordinance		
Public Comments			
Sally Alexander	Member of the Historical Cmte. Mrs. Alexander stated that only properties nominated by the home owner and accepted by the Board will be considered historic properties, then property owner needs to add notation on deed. She also commented that it appears that this is a purposeful effort that no designated historical properties exist in Mt. Joy Twp, and that with this ordinance, if an existing historical designated property owner does nothing to continue the historical status, their property is removed from the pages of history.		
Linda Bjornsen	Question: Is this ordinance similar to any others in your research that other townships have adopted? Solicitor: There are examples where self-nomination is the process for historical properties in a Township.		
Steve Kelley	Is the Township overriding the Park Service in regards to a Historical District? Solicitor: The Park Service overrides the Township, however, the property you are referring to is federally		

	designated historic property, not a historic district. Mr. Kelly's personal property is designated under the National Register, not state or Twp.		
	Closed Public Comments: 7:13pm		
General Comments From the Board	<p>Mr. Gormont: this ordinance only addresses the Twp. enabling a designation as historic if the homeowner nominates their property to the Board. Once designated, it becomes part of the deed for awareness to future owners.</p> <p>Mr. Trostle: if a property is designated historic by the Federal Gov't. in MJT, would passage of this ordinance nullify that designation?</p> <p>Solicitor: No, it would have no effect on the Federally designated historical property.</p> <p>Mr. Trostle: this ordinance is designed so that no one can come in and tell someone in MJT that their home is historic and force them to comply with historic regulations under MJT.</p>		
Adjournment	Closed Public Hearing: 7:16pm		
Action of the Board Regarding Ordinance			
Adoption of Ordinance 2012-06	<p>Mr. Updyke moved, seconded by Mr. Trostle, to adopt Ordinance 2012-06, An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania Chapter 110, Zoning, To Provide For Regulation Of Historic Buildings In The Zoning Ordinance. Motion carried unanimously.</p>		
Public Meeting			
Call to Order	Public Meeting, duly advertised, opened at 7:19pm. Chairman, John Gormont presiding.		
Proposed 2013 Budget	<p>Mr. Gormont presented Draft Budget.</p> <p>General Funds</p> <p>Total Income projected: \$540,655.00</p> <p>Total Expenses projected: <u>\$512,850.00</u></p> <p>2013 Reserves projected: \$ 27,805.00</p>	<p>State Funds (Liquid Fuels)</p> <p>Total Income projected: \$138,600.00</p> <p>Total Expenses projected: \$138,600.00</p>	<p>Forward to Supervisors' Reg. Mtg. for Adoption, 11/15/12.</p>
Public Comments	No discussion.		
Adjournment	Closed Public Meeting: 7:40pm		
Supervisors' Regular Mtg. Reconvened			
	Reconvened Regular Meeting: 7:41pm.		
Public Comments			
Harold Beebe	<p>Mr. Beebe is requesting a Public Comment Time at the end of the Supervisors' Regular mtg. to allow residents to discuss items Supervisors' discussed during the meeting.</p> <p>Mr. Gormont commented that the purpose of Public Comment Time is for residents to comment on items not listed on the agenda. If, during the meeting, a resident wants to comment on an items being discussed, they can do so at the time of the discussion.</p>		

Steve Keller	Mr. Keller is asking the Supervisors for help to stop tourist pulling off the main road to park on Twp. property next to his driveway. Mr. Gormont responded that he will discuss the situation with the Twp. Roadmaster.	
Approval of Minutes	<ul style="list-style-type: none"> September 20, 2012 Regular Meeting Minutes October 4, 2012 Supervisors' Workshop. 	<p>Mr. Updyke moved, seconded by Mr. Clark, to approve Minutes as amended. Motion carried unanimously.</p> <p>Mr. Updyke moved, seconded by Mr. Clark, to approve Minutes as amended. Motion carried unanimously.</p>
Chairman's Statement – John Gormont	The Twp. is in it's 2 nd yr. cycle for septic pumping, Ordinance 2010-05, requiring septic pumping every 3 yrs. unless the tank is less than 1/3 full of solids. Mr. Gormont is encouraging residents to ask to be tested/measured for solids more than 1/3 full and after reviewing results, may not need pumping for the 2 nd round in 3 yrs. He also stated that the only tank which is required to be pumped is the 1 st tank. Some residents have additional tanks which handle only water. These do not need to be pumped.	
Solicitor's Report – Susan Smith, Esq.	Solicitor's Report presented.	Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.
Persons Requesting Time on Agenda		
Fire Companies Status Reports for 2012		
Alpha Fire Co., Bill Sheely	Mr. Sheely apologized for not being present last month for the Fire Companies presentations with MJT Supervisors. Report: <ul style="list-style-type: none"> Not much change for 2013. Continuing to investigate 3 parcels of land for suitable building site. Considering replacing 14 yr. old ambulance. Largest increase in budget for 2013 is EMS payroll and related expenses. Fundraisers planned for 2013. Alpha will participate in the fire survey for COG. 	
Announcements	None.	
Treasurer's Reports	Approval of Monthly Finance Report Approval Bills Paid Report.	<p>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</p> <p>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</p>

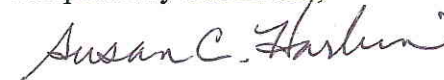
Road Report	Report presented.	Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.	
Subdivision and Land Dev.			
1. The Links at Gettysburg, The Villas at the Retreat Preliminary/Final Plan	<p>Bob Sharrah, Sharrah Design Group, presented Preliminary/Final Subdivision Plan for a lot addition.</p> <p>Presented: MJT Planning Commission Plan Review and Recommendations. Wm. F. Hill & Assoc., Inc. letter dated 10/3/12. Adams County Office of Planning and Development letter dated 10/1/12.</p> <p>The submitted plan proposes the subdivision of .045 acre lot from Lot 3 to Lot 4 which contains an existing condominium building.</p> <p>Twp. engineer letter dated 10/13/12 addresses concerns:</p> <ol style="list-style-type: none"> 1. Certification of ownership and acknowledgement of plans shall be signed by the owner. 2. Proof of recordation with Recorder of Deeds Office of Adams Cty shall be submitted to the Twp upon approval. 3. A new deed must be filed for both parcels. 4. Notation must be added to the Plans that references the original Retreat Plan as well as the Villas revised Plan in which Lot 3 and Lot 4 were created, including approval date and recording information for the prior plans. <p>MJT PC is recommending approval of Plan.</p>	<p>Mr. Gormont moved, seconded by Mr. Updyke, to approve the request for the planning waiver and non-building declaration for The Links at Gettysburg, The Villas at the Retreat. Motion carried unanimously.</p> <p>Mr. Gormont moved, seconded by Mr. Updyke, to approve The Links at Gettysburg, The Villas at the Retreat Preliminary/Final Subdivision Plan with condition that all comments from the Wm. F. Hill & Assoc., Inc. letter dated October 3, 2012 are satisfied. Motion carried unanimously.</p>	
2. The Links At Gettysburg, Lighting Plan	Grant for extension of The Links At Gettysburg, Lighting Plan to December 21, 2012 was presented.	Mr. Clark moved, seconded by Mr. Updyke, to accept The Links At Gettysburg, Lighting Plan extension to December 21, 2012. Motion carried unanimously.	
	Mr. Klein, developer of The Links, is requesting a meeting with Supervisors and Twp. engineer to discuss the Lighting Plan.	Supervisors agreed to hold a Public Hearing for the amendment of The Links At Gettysburg Lighting Plan at the Supervisors Workshop, 12/6, 2012, unless Mr. Klein has a unanimous	Forward to Supervisors' Whshp. Mtg., 12/6/12.

	A Public Hearing should be held to specifically hear from the property owners affected by amendments to The Links At Gettysburg Lighting Plan.	co-applicant pool. Mr. Sharrah will convey this information to Mr. Klein. All current residents in Garrison Falls will be notified of the Public Hearing on 12/6/12.	
3. Herrick Land Development Plan	<p>This is a property subject to a variance application. The variance was approved by the Zoning Hearing Brd. with several conditions.</p> <p>Variance was granted to:</p> <ol style="list-style-type: none"> 1. a 75 setback from residential properties 2. buffer yards <ol style="list-style-type: none"> a. a chain link fence on the perimeter. b. a row of trees, planted and maintained on the east and west side of the property. <p>Bob Sharrah, Sharrah Design Group, presented Final Land Development Plans.</p> <p>Presented: Wm. F. Hill & Assoc., Inc. letter dated 10/4/12, see attached. MJT Planning Commission Recommendation MJT Zoning Hearing Brd. Recommendation</p> <p>The Plan is proposing the development of an existing paved and gravel lot into office and storage space for a Construction Contractor's Headquarters.</p>	<p>Mr. Updyke moved, seconded by Mr. Clark, to approve the Herrick Land Development Plan with condition of being in compliance with Wm. F. Hill & Assoc., Inc. letter dated October 4, 2012, with the exception of #4.</p> <p>Ayes: Mr. Gormont, Updyke, and Clark Nay: Mr. Trostle</p> <p>Motion carried.</p>	
4. Herrick Property Holding Tank	Due to the nature of the sewage treatment, they have a holding tank. An agreement which manages the holding tank for the property must be entered into with MJT.	<p>Mr. Gormont moved, seconded by Mr. Updyke, to authorize Mr. Gormont to sign a Holding Tank Agreement for the property at 3772 Baltimore Pike, Littlestown, PA,</p> <p>Ayes: Mr. Gormont, Updyke, Trostle Abstain: Mr. Clark</p> <p>Motion carried.</p>	
Wm. F. Hill & Assoc. Engineering Report, Eric Vranich	Report presented	Mr. Clark moved, seconded by Mr. Gormont, to accept Report as presented. Motion carried unanimously.	

Zoning Officer's Report Cindy Smith	Report presented.	Mr. Clark moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.	
Land and Sea Services, LLC, Building Inspections	Report presented.	Mr. Updyke moved, seconded by Mr. Trostle to accept Report as presented. Motion carried unanimously.	
Monthly Fire Co. Reports	Fire Calls & EMS		
	MJT Calls per month	YTD Calls in MJT	
1. Alpha Fire Company	1 (Sept.)	19	
2. Barlow Fire Company	3 (Sept.)	26	
3. Bonneauville Fire Co.	10 (Sept.)	53	
4. Gettysburg Fire Co.	(Sept.) no report	76	
Correspondence	<ul style="list-style-type: none"> • Pennsylvania Department of Revenue letter dated October 1, 2012 enclosing the Public Utility Realty Tax distribution (PURTA) • Pennsylvania Historical and Museum Commission letter dated October 3, 2012 officially placing Pleasant Grove School (Mud College) on the National Register of Historic Places register. • Pennsylvania Department of Transportation Notice of Estimated Allocation Municipal Liquid Fuels for 2013 • Pennsylvania Department of Transportation Notice of Turnback Allocation for 2013 • S. G. Marinos Letter Received Oct. 16, 2012 regarding a World War II re-enactment on Nov. 3, 2012 • Adams County Office for Aging, Inc. Memorandum dated Oct. 12, 2012 Donation Request 		
Committee/Board Reports			
<u>Personnel</u> G. Clark, B. Trostle	Employee evaluations will be held in Nov.		
<u>Finance</u> J. Gormont, D. Updyke 1. Budget Update	Proposed 2013 Budget update.		
2. Disbursement of 2012 Fire Company Contributions	<ul style="list-style-type: none"> • Volunteer Fire Company Relief Fund (pass through from state), \$30,907.59 distributed. • MJT Contribution, \$70,000.00 distributed. 	Checks will be sent to the 4 supporting Fire Companies.	
<u>Planning Commission</u>	No report.		
<u>Planning, Land Use & Zoning - G. Clark</u>	No report.		
<u>Building & Grounds</u>	<p>Presented: Dave Schrider Services, Mud College Repair Estimate totaling \$2,675.00.</p> <p>Other companies have submitted estimates which were not accepted by the Board.</p>	Mr. Clark will handle getting estimates from other general contractors.	

<u>Roads</u> D. Updyke	No report presented.		
<u>Public Safety</u> B. Trostle	No report presented.		
<u>Council of Government</u> M. Gearhart	ACCOG September minutes presented.		
Other Business			
Stormwater Management Fee Schedule	Engineer presented fee schedule.	Zoning Officer will evaluate amount of time and cost involved with each fee level and present to the Board at next meeting.	Forward to Supervisors' Wkshp Mtg. 11/1/12
New Business	No new business.		
Executive Session	No Executive Session.		
Adjournment	Meeting adjourned 9:19pm.		

Respectfully Submitted,



Susan C. Harbin
Secretary/Treasurer



WM. F. HILL & ASSOC., INC.

PROFESSIONAL ENGINEERS

CIVIL ✦ MUNICIPAL ✦ ENVIRONMENTAL

Phone: (717) 334 - 9137

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October 4, 2012

Mount Joy Township Board of Supervisors
and Planning Commission
902 Hoffman Home Road
Gettysburg, PA 17325

Subject: Preliminary/Final Land Development Plan Review
Herrick Building and Excavating, Inc.
Mount Joy Township, Adams County, PA
Plan Date: 04/17/12 Revised: 09/22/12
Last Supervisors Meeting: October 18, 2012
Supervisors Action Deadline: October 19, 2012

Dear Ladies and Gentlemen:

We have reviewed the revised Preliminary/Final Land Development Plan for the subject property, as prepared by Sharrah Design Group, Inc. The Plan consists of three (3) Plan Sheets. The Plan is proposing the development of an existing paved and gravel lot into office and storage space for a Construction Contractor's Headquarters. The property is located at 3772 Baltimore Pike, near its intersection with Bowers Road. We offer the following comments for your review and consideration:

Mount Joy Township Zoning Ordinance (ZO)

1. ZO Attachment 6:2 sets the dimensional requirements within the Village District, unless a more restrictive requirement is listed elsewhere in this Chapter. As such, ZO Attachment 3:1 had differing values for front setback from an arterial street (50 feet), maximum building coverage (35%), and maximum building height (35 feet). These requirements shall be revised throughout the Plans. The more restrictive requirements will not alter the layout of the development.
2. ZO 110-123.E(2), SALDO 86-19.A(2) – Except for landscaped areas, all portions of required parking and loading facilities and driveways shall be surfaced with asphalt of concrete, except that portions or all of the parking areas may be left in grass or gravel where the applicant proves to the full satisfaction of the Zoning Officer that the nature and extent of the use of the parking area would not cause any need for paving, and dust will be adequately controlled on any gravel areas. The Zoning Officer should submit a determination in this matter prior to approval of the Plans.
3. ZO 110-126 – Design of all signs shall be submitted to the Township Zoning Officer for permitting in accordance with this section.
4. ZO 110-141.D(4)(a) – Planting screens shall include an average of one deciduous shade tree for every 50 feet of length of the buffer yard. Shade tree locations, types, and quantities shall be added to the Plans.

207 Baltimore Street ✦ Gettysburg, Pennsylvania 17325

5. ZO 110-146.E(18), SALDO 86.13.B(28) – Certification of ownership and acknowledgement of the Plans shall be signed by the Owner.

Mount Joy Township Subdivision and Land Development Ordinance (SALDO)

6. SALDO 86-39 – This section establishes the requirements for financial security for the project. An estimate has been provided by the developer and our office will coordinate with the developer until the final financial security amount is approved. Once approved, the developer shall post the approved bond amount and submit the bond to the Township prior to Supervisor signature and release of the Plans.

If there are any questions or concerns in this regard, please contact our office.

Respectfully submitted,
Wm. F. Hill & Assoc., Inc.



Jonathan M. Kilmer, SEO
Planning Coordinator



Erik M. Vranich, P.E.
Project Manager

cc: Sharrah Design Group, Inc. – Consultant
Herrick Building and Excavating, Inc. – Developer