

DECEMBER 9, 2005 SPECIAL MEETING:

The Mount Joy Township Board of Supervisors met this date for a Special Meeting, as publicly advertised, at 10:30 a.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, Pennsylvania, with Board Chairman James Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, Sam Dayhoff, and Harold Kirschner; Solicitor Walton V. Davis; Zoning Officer Dave Crouse; Tim Knoebel, Engineer; and Brenda Constable, Secretary.

Citizens in attendance were: Beverly Boyd; Pam Roman; Brenda Herring; Audrey Weiland; Stephen Alexander; Jim Snyder, Charlie Suhr, and Gary Wesner all representing GCW Properties.

Mr. Waybright led everyone with the Pledge to the Flag.

Chairman's Statement:

Mr. Waybright thanked everyone for being here and for his or her patience and understanding for the one-hour delay due to the snowstorm. The Meeting was originally advertised for 9:30 a.m. but had to be delayed.

Public Comment:

1. Brenda Herring, 2421 Baltimore Pike: Regarding the proposed townhouse development in SFR1 zoning district. She stated that she had attended the November Planning Commission Meeting and stated her opposition to the proposed townhouse project along Route 97. She feels that 176 townhouses on 62 acres are too dense. In addition, she is very familiar with the area and is concerned about all of the wetland area there and questions how development could be in that area. She is also concerned with the increased traffic, even if a traffic light were to be put in at White Church Road and Rt. 97. She is starting a petition in the area and will be presenting it at the Supervisors' Meeting on Thursday, December 15, 2005.
2. Steve Alexander, Barlow-Two Taverns Road: asked why the Supervisors are piece-mealing with development rather than a comprehensive plan for future planning.
3. Bob Gitt, Baltimore Pike: asked how many TDRs were needed for this project. The Supervisors responded that they were not sure yet, this was the responsibility of the developer to get the TDRs, not the Township's. Mr. Davis explained that if there would be any change to the zoning ordinance, then there must be a public hearing prior to any ordinance adoption.
4. Beverly Boyd, non-township resident or landowner: asked what the status was of this proposed property for townhouses. Mr. Dayhoff explained that it is only a conceptual sketch plan at this time, nothing officially has been submitted yet. The purpose for discussion today was to review proposed text amendment to the zoning ordinance. If this text is not passed, then the developer would not be presenting the plan as sketched.

Members of the public asked how TDRs work so they could have a better understanding of today's meeting. Mr. Dayhoff explained the TDR program. Mr. Chantelau that the purpose of today's meeting is to consider what is needed for SFR1 to allow townhouses and how it could preserve land elsewhere in the township if allowed.

Mr. Scott asked that the Supervisors develop a one page handout to explain how TDR work and to have a rough calculation of how many TDRs would be allowed in the Township.

Proposed Text Amendment Discussion:

Mr. Charles Suhr, Atty., Jim Snyder, Engineer, and Gary Wesner, developer, joined the Supervisors at the table to discuss a proposed text amendment to the zoning ordinance to allow townhouses in SFR1 zoning district. After review of the proposed language, some clarifications were made and changes were summarized as follows: Mr. Davis would change the definition for public water supply to include centralized water supply, and amending a few things throughout the document as noted; homeowners association by-laws or the like (association documents and requirements) would be prepared by Mr. Suhr and submitted to Mr. Davis for review, which would then be approved by the Supervisors. If this information was prepared and submitted by December 15, 2005, the Supervisors could consider it at their regular meeting. The proposed amendment would then need to go to County Planning and Township Planning for a 30-day review. A public hearing would also need to be set prior to adoption, which could be January 19, 2006 meeting.

Land Conservancy of Adams County:

Mr. Waybright gave an update on two recent public meetings that the Supervisors had with the LCAC to discuss their holding TDR easements for the Township. He noted that the LC presented a list of questions/concerns. The Supervisors met with Mr. Davis and Mr. White, Ag Land Preservation Solicitor, and concluded that the Township can hold easements. The Supervisors told the LC that the Township is not interested in having the LC hold the easements at this time but may want to do so in the future. The Township is going to do its own TDR program. There has been no response from the LC on this. Further discussion was held with regard to how the Township can hold easements. Mr. Davis prepared a proposed Deed of Conservation Easement and a proposed Ordinance amending the TDR to allow consultation so the easement agreements can be properly prepared prior to the developer submitting the agreements to the Township.

Emergency & Municipal Services Tax:

The Supervisors received a form from the York Area Tax Bureau asking if the Township collects the EMS tax of \$52.00. MJT responded that it collects the tax at the rate of \$10.00 and the YATB would be the collector for this. This was previously known as the Occupational Privilege Tax.

Public Comment:

Brenda Herring asked if the Supervisors would allow more public comment on the proposed townhouse project at their December 15, 2005 meeting because some folks who wanted to attend this meeting could not make it due to the snow. Mr. Waybright responded that this issue would be on the December 15 agenda so anyone could give public comment on it.

Adjournment:

With no further business to come before the Board, Mr. Scott moved, seconded by Mr. Dayhoff, to adjourn the Special Meeting at 12:20 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary