

**Mount Joy Township Supervisors’
Supervisors’ Regular Meeting
December 15, 2016**

Meeting Minutes

Present: John Gormont, Chairman; David Updyke, Vice-Chair; Gil Clark; Dennis Bowman; Bradley Trostle; Susan Smith, Solicitor; Sheri Moyer, Secretary

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, Pennsylvania.

Call to Order: John Gormont, presiding.

Starting Time: 7:00 p.m.

Pledge of Allegiance

Public Comments: None.

Approval of Minutes:

- Supervisors’ Regular Meeting Minutes, November 17, 2016. Mr. Clark moved, seconded by Mr. Updyke, to approve the minutes as presented. Motion carried unanimously.
- Supervisors’ Workshop Meeting Minutes – No December Workshop Meeting.

Chairman’s Comments: None.

Solicitor’s Report: Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

Persons Requesting Time on Agenda: None.

Announcements: None.

Treasurer’s Reports:

- Approval of the November Monthly Finance Report: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.
- Approval of the November Bills Paid Report: Mr. Bowman moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.
- Approval of the October Bills Paid Report: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Road Report: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

Subdivision and Land Dev.:

- Henry High Poultry Operation – 90 day extension: Mr. Vranich said the new deadline is April 9, 2017 so the Board will need to act on this at their March meeting. The Board accepted the 90 day extension.

Engineering Report: Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

Zoning Officer/Code Enforcement Officer's Report: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

Building Inspections:

- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.
- **MDIA:** Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

Open Records Officer Report:

- Wayne S. Todd requesting certificate of occupancy and inspection reports for 48 Parkway Drive, Elizabethtown, PA - Denied

Fire Company Reports:

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	2	24
2. Barlow Fire Company	3	32
3. Gettysburg Fire Co.	4	27
4. United Hook & Ladder #33-3	2	9

Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

- **United Hook & Ladder 2015 Form 990:** The Board acknowledged receipt of United Hook & Ladder's 2015 Form 990.
- **3rd Quarter Financial Statements from United Hook & Ladder:** The Board acknowledged receipt of the 3rd quarter financial statement from United Hook & Ladder. Mr. Updyke moved, seconded by Mr. Clark, to accept the financial reports and approve the 3rd quarter distribution payment to United Hook & Ladder. Motion carried unanimously.

Correspondence:

- Adams County Economic Development Corporation – Annual Membership meeting
- DEP General Inspection Report for Hoffman Homes for Youth, Inc.
- Letter dated December 6, 2016 from DEP regarding land application of biosolids

Committee/Board Reports:

- Personnel (B. Trostle, D. Updyke): No report.
- Finance (J. Gormont, D. Updyke): No report.
- Planning Commission: There was no meeting in December.
- Planning, Land Use & Zoning (D. Bowman): No report.
- Building & Grounds (G. Clark): No report.
- Roads (J. Gormont): No report.
- Public Safety (G. Clark): No report.

Business:

- Eugene L. & Kathy L. Sneeringer, Jr. – tax assessment appeal: Mr. Gormont said that the Township received a tax assessment appeal from Eugene and Kathy Sneeringer. They are appealing their tax assessment. The township was made aware of it to allow for the township to participate. The Board did not feel there was a need to participate in this proceeding.
- Hana Partners, LP – tax assessment appeal: Mr. Gormont said this tax assessment appeal is for the hotel at the Outlets. The address is 1857 Gettysburg Village Drive. The old assessment was \$4,771,500.00 and the new assessment is \$4,350,000.00. The Board said they are not interested in participating in this proceeding.
- Ramsburg/Rettland Farms, LLC – Letter of Credit: Mr. Vranich agreed with the amount of \$10,469.80 and Ms. Smith said the form of the letter has been approved. Mr. Bowman moved, seconded by Mr. Updyke, to accept the letter of credit for \$10,469.80 as presented. Motion carried unanimously.
- Links Garrison Falls IIB-Future – lost letter of credit agreement: Ms. Smith said the background on this is that a letter of credit that was discussed and approved to form was never physically given to the township. The bank has some procedures to affirm that the letter of credit cannot be found. Ms. Smith said that both she and Ms. Moyer received several emails with questions that needed to be answered. The bank presented an Agreement Regarding Lost Letter of Credit stating that if the letter of credit should surface, it cannot be relied upon. Ms. Smith indicated that the agreement has been reviewed as to form and is ready to be signed. Once the signed agreement is received by the bank they will issue a new letter of credit with the original coming to the township. Mr. Bowman moved, seconded by Mr. Updyke, to authorize the Chairman to sign the Agreement. Motion carried unanimously.
- Links Phases 1A-1C – landscaping/lighting inspection: Mr. Vranich reviewed his summary, dated December 8, 2016, of the inspection that both he and Ms. Hare completed. He quickly went through the items listed in his summary. Mr. Vranich said some of the items installed do not meet the requirements of the approved plan. Mr. Klein stated that some of the changes are at the request of the homeowners not wanting the plantings on or near their properties. Mr. Gormont said that this would require a modification to the approved plan.
- Links Courtyards Phase 1C – completion follow-up: Mr. Vranich told the Board that at the last meeting they established a timeline for the basin and the basin conversion. Mr. Sharrah told Mr. Vranich the as-built has been completed. The basin has some issues with capacity that have to be dealt with. It does not have the full capacity that is needed. Mr. Sharrah submitted the as-built to him and he concurred they need to have more discussion on how to resolve it. Mr. Sharrah said that he would need to get some running numbers for it which takes time to do. Mr. Vranich suggested to keep this moving along at a reasonable pace Mr. Sharrah and Mr. Klein submit something to his office and the township by January 12, 2017 on how they think they can address these deficiencies with a plan of action for review. A timeframe can then be discussed for implementation.

Ms. Smith said that the landscaping is an outstanding item that already should have been completed. Mr. Klein put a proposal before the Board to have the lighting and landscaping completed before the June 2, 2017 deadline. Mr. Vranich suggested that if there are going to be any changes to the landscaping to all of the phases then a landscape modification plan should be submitted to the township. The township and Mr. Vranich will review the plan to make sure it meets all the requirements and also have it approved and signed by the respective HOA. Ms. Smith said to be considered by the Board on February 16th the modified landscaping plan with changes and the HOA's approvals should be submitted to the Township by February 2nd.

Ms. Smith said that a review of what the Board agreed to as a timeline is:

1. January 12th to submit basin deficiency plan for the Board to consider January 19th;

2. Lighting and monument lighting deadline is June 1st;
3. June 1st is the deadline for the landscaping and the lighting to be installed for all common areas and lots that are not completed;
4. As-built plan and action plan to be submitted January 12th to be considered on January 19th.

Ms. Smith said the only one that has not been addressed or resolved is number 5. The landscaping in Phase 1B should be completed by June 2018. Mr. Trostle said we should consider questioning the HOA to see if they are agreeable to putting off the landscaping until June 2018.

Mr. Trostle moved, seconded by Mr. Clark, to have the HOA approve the date of June 2018 and approve the deadlines as presented by Ms. Smith. Ayes – Mr. Clark, Mr. Gormont, Mr. Trostle, Mr. Updyke. Mr. Bowman did not vote. Motion carried

Ms. Smith will send a schedule to Mr. Klein.

- **Zoning Ordinance Discussion – alternatives for existing PGC:** Ms. Smith said that this was discussed at the previous meeting as an approach to dealing with the PGC going forward. The Board wanted to take time to look at it before deciding on a specific option. She said she has had some direction from individuals that the preference was to simply recognize the Links as an historic use but not to create a district or any special provisions for a similar use going forward. Mr. Clark moved, seconded by Mr. Updyke to choose Option 1 – No PCG District. Motion carried unanimously.

- **Family Definition –** Ms. Smith said that the Board discussed at length the definition of family. As a result of a decision from the Commonwealth Court she will need to research this as well as shared commercial space in greater depth.

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Clark, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:37 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary