

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
December 15, 2022 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle, Vice Chairman; Gil Clark; Todd McCauslin, Christine Demas

Also Present: Susan Smith, Solicitor; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer; Mitz Whatley, Assistant Treasurer and Assistant Administrator; Shane Wise, Roadmaster; Trevor Wise, Road Crew

Roll call

Executive Session from 7:02pm-7:16pm on Land Use Appeals.

Announcement

- Executive Session November 17, 2022 from 9:15pm-9:50pm on Land Use Appeals.

Persons' Requesting Time on the Agenda.

Barlow Fire Department's Chief Eric Hubbard requested this meeting since the Board never made it to their fire department. He said that he wanted to the Board to know what they do, what they're up against and to ask where they stand with the Township's ARPA funds. So far in 2022, there were 252 calls. The average dispatch time is 9min 11 seconds. 59 of those calls were in Mt Joy Township. Their fire apparatus gets maintenance every year. They have several projects planned to include parking lot lighting, the floor in the engine bay, and replacing fire apparatus that is 22-year-old. Chief Hubbard also asked the Board how they wanted to handle emergency calls where the Township road crew needs to be involved. He said he just wants better communication between the fire department and the Township.

Chairman/Vice-Chairman Comments: Chairman Mazer wished everyone a Happy Holiday!

Vice-Chairman Comments: Vice-Chairman Scholle did not have anything to report on since the COG meeting was cancelled due to weather.

Public Comment.

Karen Marriott 441 Basehor Roth Rd. zoning permit for bed & breakfast use
Sandy Yerger 175 Bulk Plant Rd.-Welcomed new employee Mitz Whatley
Steve Yerger 175 Bulk Plant Rd-Communications

Approval of Minutes

Regular Meeting Minutes for November 17, 2022 were approved by consent.

Solicitor's Report. Solicitor Smith presented her report for the period following the November regular meeting. Supervisor Scholle moved, seconded by Supervisor Clark to accept the Solicitor's Report. Motion carried, unanimously.

Solicitor Smith announced that thresholds for bids and quotation requirements will increase the first of the year. Bids will increase from \$21,900 to \$22,500 and quotations quotes will increase from \$11,800 to \$12,200.

Engineer's Report. Engineer Vranich was not present. Supervisor McCauslin moved, seconded by Supervisor Demas to accept the Engineer's written November report. Motion carried, unanimously.

Roadmaster's Report. Roadmaster Wise presented his report. Supervisor Scholle moved, seconded by Supervisor Clark to accept the Roadmaster's written report for November 2022. Motion carried, unanimously.

Omnibus Motion to Accept the Following. Supervisor Scholle moved, seconded by Supervisor Demas to approve Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Office reports and Fire Companies' Reports.

Supervisor Clark moved, seconded by Supervisor Scholle to accept the third quarter financial report from United Hook and Ladder and to disburse funds. Motion carried, unanimously.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision/Land Development Plans

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community. Alan Haar, accountant for Rick Klein, presented a prepared a projection of tax revenues from the development's additional residents. Supervisor Clark said that, while the projection was great, the Board does not make their decision on a subdivision based on how much money the Township will get. Their decision is based on whether the plan meets the requirements of the ordinance. The Board also noted that it has no property tax. Mr. Klein distributed a page from the Public Offering Statement which he said that he is obligated to disclose to all property owners in the Links. Mr. Klein then ran through his responses to the review letters of the Township Zoning Officer and Township Engineer. Mr. Klein said that he believes that he is good with all the comments on the Zoning Officer letter. He is at 79.8% of the homes around the courtyard which he argued is essentially the 80% required, contrary to the Township Engineer's position, and Solicitor's concurrence, that requirements are not administratively "rounded up." Mr. Klein said that he applied for the construction access HOP permit two days ago and he has started to clear trees for the sight visibility.

Public Comments:

John Kravitz-67 Bridge Valley Rd-Submitted a written letter; also spoke of concern of children on Bridge Valley Rd and Brookside Lane.

Jim Calder 75 Bridge Valley Rd-Submitted a written letter; but spoke of concerns with the phases never being connected.

Margaret & Tim Leary 38 Bridge Valley Rd-safety concerns

Tom Karmosky 59 Bridge Valley Rd-construction concerns

Mike Koziski 58 Brookside Lane-road concerns

Mr. Klein asked the Board to accept an extension letter to extend the plan action to January 20, 2023. Supervisor McCauslin moved, seconded by Supervisor Demas to accept the extension letter. Motion carried, unanimously.

Solicitor Smith said that there are a few matters that need to be addressed.

1. Assessment of the impact of the now proposed phase one on roads interior to the Links. Based on the Board's November meeting, the applicant's traffic engineer was to have addressed this matter in advance of December meeting.

2. Construction access HOP -- timing of issuance of the construction access HOP in relation to the preliminary plan.
3. Waiver of the SALDO HOP requirement – MPC requires a written request with justification addressing the MPC standard for grant of a waiver.
4. Easement declaration – submitted draft identifies Fryer as the current owner; County records indicate that the property was sold to current owner DeGroft.
5. Zoning Ordinance 80% requirement – revision of preliminary plan to demonstrate compliance with standard as written or written request for waiver for consideration by the Board.

Committee Reports

- Personnel: (Mazer). No report
- Finance: (Scholle and Demas). No report
- American Rescue Plan Act: (McCauslin). No report

Business

- Appoint Smith, Elliot, Kearns as Township accounting firm to conduct an audit. Supervisor Demas moved, seconded by Supervisor McCauslin to reappoint Smith, Elliot, Kearns. Motion carried, unanimously.
- Hire Albert Wolford as on-call road crew at the rate of \$20/hr. Supervisor Scholle moved, seconded by Supervisor Demas to hire Albert Wolford as on-call road crew at the rate of \$20/hr. Motion carried, unanimously.
- Adopt 2023 Budget. Township Treasurer Bruce Hartman was present in case there were any questions. He explained that the same preparation procedures were used this year as have been used in the past. The budget is estimated high on revenue and low on expense. There is a \$300,000 surplus this year because of ARPA. Supervisor Demas would like to see the process improved for next year's budget. Supervisor Clark moved, seconded by Supervisor Demas to adopt the 2023 budget. Motion carried, unanimously.
- Land Use Appeal (Zoning Hearing Board grant of variance to Outlet Hotel) Settlement Agreement. Solicitor Smith said that the negotiated settlement agreement reached provides for a 5-foot reduction in the variance requested from and granted by the Zoning Hearing Board from the maximum height requirement of 50 feet, to allow the hotel to have a maximum height of 60 feet. Supervisor Demas moved, seconded by Supervisor Clark to authorize the chairman to execute the settlement agreement. Motion carried, unanimously.
- Kitchen and bathroom remodel. Supervisor Mazer asked the Board to consider having the road crew do some light remodeling of the bathrooms and kitchen area. Supervisor Clark moved, seconded by Supervisor Scholle. Motion carried, unanimously.
- Tree Removal at Mud College Schoolhouse. Roadmaster Wise said that there is a tree at the Mud College Schoolhouse property that died and needs to be removed. The bucket truck does not reach the top of the tree. He received one quote of \$2,800 and was waiting for another quote to have the tree removed, stump grinded, and cleaned up. Supervisor Scholle moved, seconded by Supervisor Demas to spend up to \$3,000 to have someone come in and remove the tree. Motion carried, unanimously.

- Communications. Supervisor Demas along with resident volunteers Deborah Hilling, Barbara Steele, and Steve Yerger came up with a Communication Plan for the Township. Supervisor Demas highlighted the goals for 2023. Meetings, social media, text message, newsletters, and the website are five ways for the Township to connect with the residents. Supervisor Demas estimates a total start up cost of \$11,210 for 2023, with yearly recurring costs of \$1,690. The Board will continue discussion in 2023.

Adjournment. With no further business to be discussed by the Board, Supervisor Clark moved, seconded by Supervisor Scholle to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 9:35 pm.

Respectfully submitted by,
Shannon M. Hare
Secretary