

February 12, 2001

The Mt. Joy Township Supervisors held a workshop on Monday, February 12, 2001, at 10:30 AM regarding the proposed Planned Golf Community ordinance. The workshop was held in the Township building located at 902 Hoffman Home Road, Gettysburg. All Supervisors, Dayhoff, Waybright, Chantelau, Rogers and Scott were present. Also present were Township solicitor Walton V. Davis, Township secretary Bonnie L. Koontz, Attorney John White representing The Links at Gettysburg, Rick Klein and Robert Sharrah.

Chairman Dayhoff stated that the purpose of the workshop was for the Supervisors and representatives from The Links at Gettysburg to work on the proposed Planned Golf Community ordinance.

Attorney White said that the January 3, 2001 memo from Mark (Lewis of Herbert, Rowland and Grubic, Inc.) had been reviewed and discussed. The latest draft of the ordinance at a public hearing was dated November 20, 2000.

The HRG letter, 01/03/01, was discussed as follows:

There should be a specific definition of commercial uses, specifically the convention center and hotel. There is concern about ending up with a “mini-city”. Davis added that this was generated by an overall concern of what goes on in this (planned golf) community may have effects outside of it. Lewis said the Township is looking for the size of the meeting space, the number of rooms in the hotel and the associated amenities. The Supervisors would like the sequence of what is going to be built first – residential? Hotel?

Attorney White stated that his client needs to know if a hotel of any size and a conference center are going to be DOA. Lewis said there is a potential to “flip-flop” with the golf course becoming an accessory use. Waybright commented that problems with the hotel/conference center won’t be clear until it is known how big it is. Lewis asked the Supervisors if it was unacceptable at any level whatsoever. Davis suggested taking it out of the ordinance now and coming back to it later. Chantelau commented that if the question is the amount of traffic that will be generated, the concern is that the road can’t handle that type of thing. Scott commented that the concept is acceptable as an accessory use as defined by size, etc. Rogers basically agrees with Scott, but feels more traffic data is needed. He would like to move ahead with a two-part concept. Chantelau added that he is not opposed to a hotel/conference center, but it needs to be controlled in regard to traffic, etc. Waybright said it has to be an accessory use. Dayhoff commented that is in a rural residential district; a hundred-room hotel and convention center is out

of place. On the other hand, however, it would be a good tax base for the Township.

In regard to special events, special event use should be identified; larger type golf tournament, etc. A normal day now generates 100-125 cars. A recent hospital tournament generated about 240 cars.

Commercial should be reduced, changing from a percentage to maximum acreage. A reasonable amount of acreage needed should be determined.

The percentage of open space should be increased to more than 50%. The general consensus is that it is better to have more open space.

Regarding commercial type uses, there should be an attempt to preserve view sheds; screen the commercial uses.

Regarding the minimum mix of the variety of housing, the mix should insure that clustering occurs. Klein commented that a stipulation is in that requires 25% single-family houses; he doesn't want his hands to be tied if the market indicates a shift. Lewis commented that the Township wants assurance that there will be a mix of housing types.

It should be described how areas of golf course and commercial areas will be measured.

Insure the maximum height of parking lot lights.

Golf cart crossings on pre-existing State and Township roads should be illuminated. Attorney White commented that tunneling under the road for golf cart crossings is something that PennDot is not enthusiastic about. Pedestrians and golf carts are not a good mix in a tunnel. Golf cart crossings should meet the site distances as for driveways. Scott sees three issues here: 1) golf course with golfers; 2) housing units – getting them back and forth to the golf course; 3) Hotel with 100 rooms – where would they have to cross? Rogers added that there is a need to look at this 10 – 15 years in the future and at what else is going on around it. Attorney White questioned if the main concern was the pro shop being on the opposite side of the road from the conference center. Chantelau responded that the main concern is safety – would the Township be put at risk for creating a hazard?

There was brief discussion about street lights on private and public streets.

There was also discussion regarding additional controls of sewer and water. This is a conditional use matter which is not required to be demonstrated at this time.

There was a question of how maximum building coverage would be measured--% of what? Total acreage? (See 110-20 of existing zoning ordinance)

In regard to cul-de-sacs, all should have inner landscaped circle. Lewis will talk to the fire chief to see how much room is needed to accommodate fire trucks.

There should be best management practices for retention basins.

Attorney White will try to clarify these items and come back with something the engineer and attorney to review. If it is determined that an additional workshop is needed, March 12, 2001, at 10:30 AM was tentatively scheduled to hold a workshop.

The workshop was adjourned at 12:20 PM.

Respectfully submitted,

Bonnie L. Koontz  
Secretary