

APRIL 29, 2004 – SUPERVISORS' WORKSHOP:

The Mount Joy Township Board of Supervisors held a workshop this date, as publicly advertised, at 12:30 p.m. to meet with representatives of AMC Delancey Associates to receive and explore requests for proposed signage and zoning text amendments for hours of operation, and at 2:00 p.m. to meet with representatives of Davidson Motors to discuss tentative road improvements on S.R. 2035 (Baltimore Pike). Board Chairman James Waybright presided with the following others in attendance: Supervisors William Chantelau, Harold Kirschner, Sam Dayhoff, and George Scott; Solicitor Walton V. Davis; Zoning Officer Jay Little; News Reporter Erin Negley (*Hanover Evening Sun*); and Brenda J. Constable, Secretary. Mark Lewis, HRG Engineer, joined the meeting at 2:00 p.m.

Citizens in attendance were: Wendy Beauchat, Esq., Andrew Kleeman, Nancy Brown, and Doug Ridenour, all representing AMC Delancey; and Eileen Holmes.

Public Comment: Board Chairman asked for public comment. None was given at this time.

AMC Delancey – Gettysburg Village Factory Stores (GVFS):

(Wendy Beauchat was the only representative present at this time for Delancey – other parties joined later)

Signage:

Wendy Beauchat presented a draft proposed text amendment to the Township's Zoning Ordinance §110-135.K. by adding regulations for signage in the Specialized Village Shopping Center District. She stated that Delancey representatives were looking for guidance from the Board of Supervisors as to what would be acceptable. Ms. Beauchat also noted that they had asked 7-11 to consider a combined sign and 7-11 responded that they would be willing to explore this possibility. She also wanted to get clarification as to what maximum size they would be allowed to go with a pylon sign.

Mr. Waybright noted that he had a recent phone conversation with Michael Wachs of Delancey and updated everyone on that conversation. Basically, he informed Mr. Wachs that the Supervisors could be favorable to the idea of one sign for 7-11 and GVFS, and that all four (4) corners of that intersection should be uniform.

Mr. Chantelau asked what the zoning was in that area for size of signs. Mr. Little responded that currently two (2) signs are allowed, 50 sq. ft. up to 18' tall. Mr. Little also explained that the setback is measured from the center of the highway, Route 15, and is 110'. The measurement is not from the exit ramp. Discussion was then held on the placement of the sign; would it be on Delancey's or 7-11's. Mr. Little explained that Delancey's property extends a dog leg to the edge of the corner and the sign would be on Delancey's property. It was noted that the sign could possibly be straddled on both properties.

Mr. Chantelau noted that he is acceptable to the general concept. However, he is concerned as to what would happen on the other corners. He feels that the Township should take control of the area now and regulate the size and number of signs so as not to clutter up the area.

Mr. Scott stated that his concern is whose sign would it be and who would enforce it. He wants it structured so that there is an agreement that what ever is decided that it would stay that way for the future. He also noted that he is totally against an electronic message sign. Mr. Chantelau agreed. The

Supervisors agreed that they had no problem with a digital sign if 7-11 wants that for price changes, but all concurred that they did not want a moving message board.

Mr. Waybright summarized that no one has opposition to one sign or where it sits. The issue is the height and size, and no message board. All concurred that digital for price changes for 7-11 would be okay.

Discussion was held on the color of the sign. All agreed that it should be white and non-cluttered.

With reference to §110-135.K.(4), the Supervisors agreed that lighting for the sign should be dusk to dawn but suggested that additional language be added, if 7-11 is included on the sign, to state "with the exception of space or area for a convenient store and fuel station".

Movie Theater:

Ms. Beauchat also presented a draft text amendment for §110-83.H. regarding acceptable square footage for a proposed movie theater. The current ordinance states that the largest occupant shall not occupy more than 30,000 sq. ft. She suggested adding to the end of the sentence, "except for a movie theater."

Hours of Operation:

Ms. Beauchat noted that Delancey would like to see a change for the hours of operation to a later time in the evening because of the proposed restaurant and movie theater. She also noted that if a restaurant like Bob Evans comes in, that the morning hours may also need to be amended.

Planning Review:

The Supervisors asked Ms. Beauchat to submit these proposals to the Planning Commission for their review and comment. Summarized three (3) issues to be addressed: a) movie theater square footage; b) hours of operation; and c) allowable signs. It was noted that all zoning amendments could be done at the same time. Also noted was that the hours of operation and allowable signs on the back of buildings are in the Conditional Use Decision.

(Other representatives from Delancey joined the meeting at this time)

Signage:

Continued discussion was held with regard to what the current height of the 7-11 sign is. Ms. Beauchat stated that the sign as it currently exists is 30' in height with the changeable price area at about 21'. A proposed drawing of a combined GVFS and 7-11 pylon sign was presented for review.

Mr. Waybright suggested that the maximum height should be no more than 50'. Mr. Dayhoff commented that in the past, Mount Joy Township has been very conservative with its signs. He personally feels satisfied with the signage that is currently in place. He does not agree with allowing a pylon sign.

Mr. Andrew Kleeman introduced himself, Vice-President of Asset Management (for GVFS) and responded to Mr. Dayhoff's comments. He stated that with the ratio of the size of the area, that the pylon is much less than usual. He emphasized that the pylon sign is an important part of getting the restaurant in the area. Mr. Chantelau asked if there were any alternative design for a sign; he doesn't want to see many signs in that area.

Mr. Waybright commented that the Township Supervisors do not legislate success for their business. He stated that he is opposed to a sign 60' in height. He stated that he would compromise at 40' high and is opposed to two (2) signs. He further added that if Delancey wants a pylon sign in Mount Joy Township, then they should make it one sign and make it work with 7-11.

Mr. Scott asked if a condition could be made that whatever sign is put forth that the township supervisors would have final approval. Mr. Davis responded that this could be done by writing specifications of what the supervisors would accept, such as a pitched roof, color, etc. Mr. Scott made two comments on the size; he feels that 40' is not enough and 50' is tight. He noted that a proposal at one time showed 58' in height and he would be okay with that or compromise with 40' to 58' maximum. He added that Delancey took what the Supervisors told them to do from a past workshop and did what was asked. Mr. Chantelau agreed with Mr. Scott and added that the Board is unanimous in not wanting a message board.

Final discussion was held regarding Mr. Little's survey of other TGI Friday restaurants that do not have pylon signs. Delancey representatives explained that this would be a new type of concept store for marketing purposes and they want to bring the market to this area for "marketing".

Mr. Kleeman asked if there were any other elements that were not acceptable. Mr. Chantelau referred to Mr. Scott's comments about sign height and stated that he is okay with the height compromise. Mr. Kirschner stated that he has no problem with 60' as long as the existing 7-11 sign disappears.

With no further discussion, it was noted that Delancey representatives would submit the above-mentioned proposals to the Township Planning Commission for their May 12, 2004 meeting and then to the Supervisors for their May 20, 2004 meeting.

2:00 p.m. – Davidson Motor Company:

Board Chairman James Waybright presided with the following others in attendance: Supervisors William Chantelau, Harold Kirschner, Sam Dayhoff, and George Scott; Solicitor Walton V. Davis; Mark Lewis, HRG Engineer; Zoning Officer Jay Little; News Reporter Erin Negley (*Hanover Evening Sun*); and Brenda J. Constable, Secretary. .

Citizens in attendance were: S.G. Marinos; Eileen Holmes; William Hill and Bob Davidson, representing Davidson Motors.

Mr. Hill noted that Mr. Davidson presented a letter to the Supervisors on April 15, 2004 during their public meeting, submitting a site plan and financial contribution for road improvements.

Mr. Lewis referred to the proposed plan drawing in the area of the transition from turn lanes coming from Gettysburg. He thinks the area proposed (shaded) needs to extend beyond the area shown. There is a need for left turns to facilitate left turns in from the highway. Overall, the plan would be to make "certain" left turns (at the intersection) and show an intersection further north on Baltimore Pike. A proposed rear roadway off of Highland Avenue would come out at the intersection further north on Baltimore Pike to eliminate left turns from Highland Avenue.

Mr. Davis referred to SALDO requirements for commercial entrance...no design can create hazard... Mr. Lewis noted the concept is to have a township roadway from Baltimore Pike. Mr. Davis sees a basis to require the developer to provide the intersection. Mr. Scott commented that the commercial entrance and road, with our Comp Plan and State, would not be allowed. He stated that Davidson would not need PennDOT because it becomes a township road (permittee).

It was noted that to do the entire proposed road improvement would cost \$292,836. Mr. Davidson is willing to contribute \$100,000 to \$150,000. Mr. Davidson stated that he received a quote from Conewago Contractors for the entire site preparation at a cost of \$890,000 which includes his business. The Supervisors stated that Conewago would need to breakout the costs so they could determine what the entire road costs would be.

Mr. Waybright asked the Supervisors to give direction as to whether they want everything done or would they entertain only doing the shaded area.

Mr. Scott commented that if the service station (Shiple) were to make changes in the future, could this be addressed now to have Shiple pay for some of the road improvements. Also, possibly Sperios Marinos could donate the portion of his road from Baltimore Pike to the driveway to Davidson entrance.

Mr. Hill pointed out that approximately 7,000 vehicles pass by this area now. With the new business, this would be increased to 150-175 trips. If increased to 350, the increased traffic there would be only 5%. Mr. Davidson is offering to pay for 50% of the road work.

Mr. Waybright stated that the Township's Comprehensive Plan has a vision/hope that this area would get busier because of the proposed Visitor's Center. Mr. Lewis pointed out that when this area was looked at for the Comp Plan, the land use that is now anticipated was not even figured in.

Mr. Lewis commented that it would be difficult to do this road work in phases; it would work best if done all at one time. Mr. Waybright stated that this is an opportunity to fix the road now, regardless of whether the Visitor Center comes or not. The Township is willing to work with Mr. Davidson to access the road and the Township would like to see the developer assist with the road improvements.

Mr. Hill asked if Mr. Davidson contributes at \$150,000, do the supervisors think this is a fair contribution? Mr. Waybright responded no, he thinks that \$292,836 is a fair contribution. Mr. Davidson stated that he could not do it at that cost and would have to move on and find another area to place his business. Mr. Hill asked if the supervisors would consider a halfway contribution to the center of the road. The supervisors emphasized that all of the road work should be done all at one time, not in phases. Mr. Scott stated that he would like to see this happen to improve the area. The township would condemn the area and pay for half, but how would this benefit the taxpayer?

Mr. Hill stated that he and Mr. Davidson had met with PennDOT and was then made aware of what the Township Comp Plan suggested for that area. He asked how the Comp Plan suggests that improvements should be paid for. Mr. Scott responded that the Comp Plan does not spell out this sort of thing. He explained that the Comp Plan is a 20 year development plan for the township.

Final Public Comment:

Mr. Waybright asked for any public comment. Mr. Speros Marinos announced that he would be holding another re-enactment (WWII) on his farm in another week. He would send a letter to the Supervisors on this issue.

Mr. Scott asked to place on the May 20, 2004 Supervisors' meeting agenda the issue of the burned out restaurant on the Baltimore Pike, and to have Mark Lewis give comment, due to it being a health hazard.

Adjournment:

With no further business to come before the Supervisors, the Workshop adjourned at 2:50 p.m. this date.

Respectfully submitted,

Brenda J. Constable
Secretary