

November 7, 1991  
Resolution No. 91.03  
Zoning Ordinance

Whereas, the Mount Joy Township Board of Supervisors of Adams County, Pennsylvania, began the process of preparing a Zoning Ordinance for the Township in late 1989 when it sent requests for proposals to several planning firms to assist in the process of preparing such an ordinance for adoption; and

Whereas, following submission of several proposals by planning and consulting firms and several interviews of the principals of such firms by the Township Board, the planning and consulting firm of Urban Research and Development Corporation (URDC) was selected and hired by the Board to assist in the preparation of a Zoning Ordinance for Mount Joy Township; and

Whereas, after surveying existing land uses, the natural features of the Township, transportation and other unique Township conditions, following the establishment of preliminary land use goals, and after several public meetings and numerous workshops held by the Planning Commission, with the assistance of URDC and in coordination with the Township Board of Supervisors, established “the preservation of those qualities which make Mount Joy Township an attractive location for residential and agricultural land uses” as the major goal of the Township’s Zoning Ordinance; and

Whereas, in support of such goal and the principle underlying such goal that the Township’s new Zoning Ordinance and Zoning Map maintain the scenic environment and rural character of the township, after acknowledging regional trends, and in recognition of existing land uses plus future development and the preservation policies of adjoining municipalities, the Township Planning Commission established the following overall goals jointly with the Township Board of Supervisors for the purpose of setting the direction and tone of the Township’s Zoning Ordinance:

1. To ensure that new development in the community enhances rather than detracts from, the quality of life in Mount Joy Township.
2. To protect and preserve the Township’s natural resources and historic man-made features.
3. To encourage the continuation of farming within the community wherever practical.
4. To maintain the character of existing residential areas and to provide for and to meet the housing needs of all types of households.
5. To foster a street and highway system which will provide efficient and safe internal traffic circulation and which will coordinate local and regional traffic.
6. To provide for local and regional employment opportunities in a geographically concentrated area.
7. To provide efficient community facilities to meet the needs of current and future residents. and;

Whereas, after establishing the major and supporting goals identified above, the Planning Commission with the assistance of URDC drafted a preliminary zoning map, surveyed and made a list of existing and possible future land uses within the Township, whereupon URDC then prepared a draft Zoning Ordinance for further study by members of the Planning Commission and for discussion at numerous Planning Commission workshops; and

Whereas, after an initial public meeting of the Planning Commission on April 3, 1991 and an additional public meeting on May 20, 1991 deemed advisable by the Planning Commission, each held pursuant to public notice in accordance with Section 607(b) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, the text and map of a proposed Zoning Ordinance was completed by the Planning Commission and submitted to the Township Board of Supervisors with the recommendation that it be adopted; and

Whereas, the Board of Supervisors of Mount Joy Township held public hearings on July 24, 1991 and October 9, 1991, each pursuant to public notice in accordance with Section 608 of the Pennsylvania Municipalities Planning Code, regarding its proposed adoption of such Zoning Ordinance and map; and

Whereas, a copy of the proposed Zoning Ordinance and map, and the several changes made thereto during the public meeting and public hearing process, were timely submitted by the Township to the Adams County Office of Planning and Development for its comments and recommendations; and

Whereas, a full record of the public hearings held by the Township Board of Supervisors has been transcribed and appears among the Township's records; and

Whereas, the title and a summary of the "Mount Joy Township Zoning Ordinance" as prepared by the Township solicitor, together with the location at which the full text could be examined as well as noticed of the Township Board's intention to adopt such ordinance at the Township's regular monthly meeting duly advertised to be held on November 7, 1991, was published in The Gettysburg Times on October 30, 1991; and

Whereas, the ordinance proposed for adoption requires by its terms that the Mount Joy Township Board of Supervisors appoint a Zoning Officer who does not hold any elective office within the Township as well as a Zoning Hearing Board comprised of three township residents who also do not hold any elected office in the Township; and

Whereas, the Township Board of Supervisors is required pursuant to Section 617.3 (b) of the Pennsylvania Municipalities Planning Code to make provision in its budget and to appropriate funds for the operation of the Zoning Hearing Board in employing contracting for or fixing the compensation of a Township Hearing Board Solicitor who shall not be the solicitor for the Township; and

Whereas, the Zoning Ordinance proposed for adoption provides for the establishment by resolution of the Township Board of Supervisors of a schedule of fees and collection procedure relating to all applications filed pertaining to the proposed Zoning Ordinance.

Now, therefore, be it resolved, and it is hereby resolved by the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania, that:

1. The Mount Joy Township Zoning Ordinance with the recommended official zoning map submitted for adoption (each dated October, 1991), is ENACTED AND ORDAINED and shall be recorded in the Ordinance Book of the Township as Ordinance No. 91003.
2. Dean A. Shultz, with offices c/o Gettysburg Engineering Co., Inc., 40 East High Street, Gettysburg, Pennsylvania, is appointed Zoning Officer and the following township residents are appointed members of the Zoning Hearing Board:

Jerome A. Gockowski  
218 Heritage Drive  
Gettysburg, PA 17325

Ronald L. Plank  
100 Cemetery Road  
Gettysburg, PA 17325

Timothy C. Brown  
295 Hickory Road  
Littlestown PA 17340,

each to so serve until the Township's organization meeting in January of 1992 and thereafter as specified by resolution or action taken by the Township Board of Supervisors at such organization meeting.

3. Provisions be made and funds appropriated to cover the costs of administration of the Zoning Ordinance and with respect to hearings before the Zoning Hearing Board not covered by those reasonable fees which the Township is permitted by resolution to prescribe pursuant to the provisions of Section 617.3 (e) of the Pennsylvania Municipalities Planning Code.
4. The Township Board of Supervisors shall adopt such reasonable temporary schedule of fees and collection procedures relating to applications filed under the Zoning Ordinance as shall be determined by the Zoning Officer in consultation with the Township Board of Supervisors and the Township solicitor to cover those costs eligible to be recovered as provided in Section 617.3 (e) of the Pennsylvania Municipalities Planning Code.

In Witness Whereof, this resolution has been adopted at a duly-advertised regular meeting of the Board of Supervisors of Mount Joy Township, Adams County,

Pennsylvania, held this 7<sup>th</sup> day of November, 1991, upon the affirmative vote of the three Supervisors of Mount Joy Township comprising its governing Board.

(Signed and Sealed)