

DECEMBER 19, 2002 SUPERVISORS' MEETING:

The Mount Joy Township Supervisors met this date in regularly scheduled session at 7:00 p.m. in the Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA, with Chairman James Waybright presiding. Others in attendance were: Supervisors George Scott, Will Rogers and Bill Chantelau; News Reporter Alex Gayhart (*The Gettysburg Times*); and Secretary Brenda Constable.

Citizens in attendance were: Harold Kirschner; LeRoy Basehoar; Beverly Boyd; Elsie D. Morey; Eileen Holmes; Sylvia Turner; Fred Garman and William F. Hill representing Hoffman Homes, Inc.; Rick Klein representing The Links; and John McAlister.

Chairman Waybright led everyone with the Pledge to the Flag.

Minutes:

Mr. Chantelau moved, seconded by Mr. Scott, to approve the minutes of the November 21, 2002 meeting as presented. Motion carried unanimously.

Chairman's Statement:

Mr. Waybright commented that there are considerable changes being made in the Township and hopes that the citizens understand what changes are coming. It is important to the Township that everyone has a good hand in structuring the future. The Township has done some things right and hopes to accomplish this with a comprehensive plan.

Public Comment: Mr. John McAlister wished everyone a Merry Christmas.

Treasurer's Report:

Mr. Scott moved, seconded by Mr. Rogers, to approve the Treasurer's Report for November and December as presented. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Chantelau, to approve the bills to be paid for November and December as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

1. **Keller, Michael:** Mr. Chantelau moved, seconded by Mr. Rogers, to approve the Sewage Facilities Planning Module, by Resolution #8 of 2002, for a proposed nine (9) lot subdivision on Hoffman Home Road. Motion carried unanimously.
2. **Hoffman Homes:** Land Development Plan for an indoor equestrian riding arena and stables. Mr. Fred Garman of Hoffman Homes and William F. Hill, Engineer, was present to review this plan. Mr. Scott gave an overview of the Planning Commissions' recommendation for approval. He noted that their approval was contingent that HRG have a final review and approval prior to the Supervisors signing the plan. Particularly due to the stream crossing and permitting issues. HRG comments from letter dated December 12, 2002, were reviewed. Mr. Chantelau questioned comment #9 regarding storm line needing to be lowered in order to provide acceptable clearance. Mr. Hill explained that there was a modification sent to HRG addressing this issue. Comment #10 regarding size of the discharge line from the grinder unit – Mr. Hill stated that this was only a typo and has been corrected and forwarded to

HRG. It was noted that there are four (4) items waiting for approval from other agencies, a) Conservation District, addressing Comment #3; and Penn DOT, addressing Comment #s 1,6,and 7.

Mr. Scott moved, seconded by Mr. Rogers, to accept waivers for HRG comment #5 regarding the requirement to depict elevation contours for the entire tract, and #8 regarding the requirement to provide dedicated right-of-way. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Chantelau, to approve the Land Development Plan as a Preliminary/Final, contingent on HRG's final review/approval on all outstanding issues and meeting their satisfaction. Motion carried unanimously.

3. Kresky, John P.: Mr. Scott moved, seconded by Mr. Rogers, to approve a Sewage Facilities Planning Module for property located at 710 Hoffman Home Road. Motion carried unanimously.

Road Report:

Mr. Chantelau moved, seconded by Mr. Rogers, to approve the road report as presented. Motion carried unanimously.

Mr. Waybright commented that the road crew did a very good job on keeping the roads plowed and cindered during the last ice storm.

Building Permit/Zoning Officer Report:

Mr. Rogers moved, seconded by Mr. Scott, to approve the Zoning Officer's report as presented. Motion carried.

Building & Grounds Report:

Mr. Rogers moved, seconded by Mr. Chantelau, to approve the Building & Grounds Report as presented. Motion carried.

Correspondence:

Secretary Constable noted the following correspondence received:

- Gettysburg Recreation Board Minutes for November
- Gettysburg/Adams Chamber of Commerce Newsletter
- GNMP 2003 Calendar of Events

Committee Reports:

Personnel: Nothing to report

Finance: Nothing to report

Planning, Land Use & Zoning: Mr. Scott gave an update on the status of the Comprehensive Plan. He noted that the Supervisors' Public Hearing was held on December 10th and the main topic of discussion was with regard to the proposed Agricultural Conservation district. The Comp Plan committee will be holding another meeting on January 20, 2003 at 7:00 p.m. to review those issues that were discussed at the Hearing.

Modified Land Development Plans:

Mr. Scott also noted that the Supervisors and Planning Commission had received a memo from Zoning Officer Jay Little, regarding consideration of modified land development plans. Mr. Scott noted that there have been at least three instances during 2002 where someone wanted to do nothing but add a building to their property, such as a large garage, etc., and because of our ordinance, they must go through a full land development plan, which usually costs more than the building itself.

Mr. Davis commented that some municipalities do entertain a modified, or abbreviated, land development plan. By doing this, it gets away from the zoning officer having to make a decision as to whether a plan would be approved or not. This would only apply to land development plans that are forced due to the building size and for non-residential accessory buildings. For example: the applicant or consultant may see a situation of a minor building, the applicant would make a request to the Planning Commission to have an entire land development plan waived on the basis of what it is and what hardship it causes; or, would request to only have certain parts of the land development plan requirements waived such as, a stormwater management plan is needed, however no contours, but show neighbor's property to address water runoff – what is it doing and where is it going. Or, it could just be a sketch plan showing clear sight distances, etc. The applicant would come to the Planning Commission and let the Commission assess what should be required. The Commission would then recommend to the supervisors what can or can not be waived. The zoning officer would still be required to do a sight visit and give comments to the Commission. If the Commission recommends less than a full land development plan, then the engineer must be notified, as well as the county planning agency, so that they do not give detailed and lengthy comments. The Supervisors would also need to agree that they would look objectively to the Commission's recommendation. The applicant would start with a sketch plan and then the Commission would make it clear to the applicant, by giving the applicant a list of what could be waived. Mr. Davis stated that this procedure could be done without changing the Ordinance, make it a policy, and if something doesn't work it could easily be revised or rescinded.

Mr. Chantelau moved, seconded by Mr. Rogers, to instruct Mr. Davis to communicate this policy to the Planning Commission, Zoning Officer, and HRG. Motion carried unanimously.

Signs:

Mr. Scott noted that Jay Little, Zoning Officer, had raised the issue of township residents who put up signs that imitate or resemble any official traffic sign that may confuse operators of motor vehicles on a public street, are prohibited in all districts. Mr. Chantelau moved, seconded by Mr. Scott, to instruct Mr. Little to make a list of the signs that are up throughout the Township, and then send the residents a letter instructing them to take the sign down. Motion carried unanimously.

Building & Grounds: The Supervisors thanked Countryside Gardens for their generous donation of a Christmas tree that was put up in the lobby of the municipal building.

Roads: Dedicated Right-Of-Ways: The Supervisors noted that Jay Little had developed a list of dedicated right-of-ways from all subdivisions since November 12, 1991 (when zoning was

adopted) to the present, but had never been officially accepted by the Supervisors. Mr. Davis explained that if the Township accepts these dedications, then they become the Township's right-of-ways as part of its roads. He further noted that, for the future, the Supervisors should be accepting these offers occasionally throughout each year, if they want to. They are not required to accept all offers. The Supervisors then reviewed the list as presented, with 68 offers of dedications. Mr. Chantelau moved, seconded by Mr. Scott, to accept the dedicated right-of-ways as listed with the exception of #5 due to not wanting this dedication at this time; and #8, #13, #15, and #17 until further information could be provided with regard to the date of dedication. Motion carried.

Public Safety: Nothing to report.

Agricultural Land Preservation: Sam Dayhoff, Coordinator, thanked the Supervisors for attending the Public Information Meeting on December 9, 2002. He noted that the Formulation Committee would be making a few minor changes to their proposed program, after addressing them with Solicitor White. He also asked that the Supervisors consider reappointing the same members of the Formulation Committee for 2003, noting that all members have expressed their interest in continuing to serve.

Announcements:

Ms. Constable and Mr. Waybright announced the following:

- The Planning Commission will have two (2) vacancies as of December 31, 2002. The terms expiring are George Scott's and Nicky Cool's. They are four (4) year terms. Anyone interested in serving should contact the Township Office.
- The Zoning Hearing Board also has one vacancy as of December 31, 2002, with Ivan Lufriu's term expiring. This is a three (3) year term.
- The Township will have a Christmas tree and greens drop off during the week of January 5, 2003 in front of the Township building.
- The Rock Creek Water Group meeting that was scheduled for December was canceled and rescheduled for January 15, 2003 at the Township building.
- The Township office will be closed on December 24, 2002.
- Main Street Gettysburg will be holding a meeting with regard to the Transit Authority for the National Park on January 22, 2003. Any Supervisor interested in attending should do so.

Other Business:

"Planned Golf Community" – Zoning Ordinance Amendments:

The Supervisors noted that they had held a couple of workshops with Rick Klein of The Links At Gettysburg, with regard to recommended amendments and revisions to the "Planned Golf Community" section of the Township's Zoning Ordinance. Mr. Klein asked the Supervisors to consider taking action to post a date and time for a public hearing in January with the intent to adopt the revisions. Mr. Davis agrees

with Mr. Klein that there is only some "fine tuning" left to revise the ordinance as discussed at the workshops, and that there should be no need to hold off with holding a public hearing.

Mr. Scott moved, seconded by Mr. Chantelau, to set the date and time of January 27, 2003, at 7:30 p.m. for a Public Hearing with the intent to adopt the amendments and revisions to the "PGC" section of the Zoning Ordinance. Copies of the revisions are to be sent to the County and Township Planning Agencies for their review and comment. Motion carried unanimously.

The Links:

Mr. Klein informed the Board that he has all of the state permits as well as the sewer and water and Penn DOT permits needed for the proposed land development at The Links. He will keep the Supervisors updated as to the progress of his development.

New Business:

2003 Pension Ordinance:

Mr. Chantelau moved, seconded by Mr. Scott, to adopt Resolution #9 of 2002 appointing the "Treasurer" as the Chief Administrative officer of the Township's General Employees Pension Plan. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Rogers, to authorize Ms. Constable to advertise the proposed "Municipal Retirement Trust Joinder Agreement Pension Ordinance" for 2003 with intent to adopt said Ordinance at a special meeting to be held on December 31, 2002 at 9:00 a.m. Motion carried unanimously.

2003 Reorganization Meeting:

Mr. Scott moved, seconded by Mr. Chantelau, to authorize Ms. Constable to advertise the date and time of Monday, January 6, 2003 at 10:00 a.m. for the 2003 Reorganization Meeting of the Supervisors. Motion carried unanimously.

Executive Session:

Mr. Waybright called for and Executive Session at 8:30 p.m. this date.

Meeting Reconvened:

Mr. Waybright reconvened the Supervisors meeting at 8:40 p.m. this date with all in attendance. Mr. Davis stated that personnel issues were discussed at the Executive Session. The first item was relative to a Zoning Hearing Board issue and will be discussed with the Zoning Hearing Board members. The second issue is that the current township secretary (Brenda Constable) will also serve as the secretary to the Zoning Hearing Board, and when she is not available, the current assistant secretary (Robin Crushong) will serve, effective January 1, 2003.

Adjournment:

With no further business to come before the Board, Mr. Chantelau moved, seconded by Mr. Scott, to adjourn the Supervisors' Meeting at 8:40 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary