

Hartley Township Supervisors and H. T. Planning Commission Work session for MVI Zoning.

November 16, 2006

Supervisors: Stephen Buttorff, Rick Kerstetter, Dale Zechman

Planning Commission Members:

R. Moyer, D. Kauffman, B Mulrooney D. Harvey, L. Camp, J. Sterling.

Zoning

Officer;

M.

Witmer

Secretary: M. Hostennan

Attending: C. Bingaman, M. Bingaman, S. Bradley, O. Dunkelberger, S. Forcheski, I. Geiswite, R. Geiswite, E. Hoover, J. Hoover, E. Kahley, C. Klauger, T. Leitzel, Y. Morgan, M. Moyer, G. Murphy, E. Nickels, B. Park, J. Schnure, K. Shirk, N. Shoreman, J. Trutt, A. Yost, J. Zechman, M. Zechman

The meeting was called to order at 7:04 p.m.

Mr. Buttorff gave a brief history of how the former Laurelton Center property was zoned as Resort District. The current owner, MVI, has proposed businesses and activities that are not appropriate for the definition of Resort District Zoning.

MVI plans to put in a garage, a Transportation Logistics Institute (a globally recognized international educational institute), dude ranch, shooting range, fire training, emergency management, botanical gardens, bed & breakfast, residences for corporate owners, food services, among other businesses that wish to start up.

Not all the proposed uses meet the definition of Resort District. Therefore, the Zoning for the property needs to change to allow these businesses at MVI. A zoning change to Commercial District would seem appropriate for business growth.

Attorney Zaieski, a land development attorney, has been employed by the township to help

protect

the township interests.

MVI sent a letter of request for temporary zoning until the official rezoning can occur. Attorney Zaieski is looking into this request. The temporary request is to open a garage, use the school building for the Transportation Logistics Institute and establish telecommunications and communications. This request would entail Commercial, Educational and Residential permission.

The township wants to make MVI a taxable entity. A change to Commercial Zoning would make it viable for MVI to operate.

The Planning Commission discuss several options to accommodate the operation of MVI. It was suggested to strike the Resort District and change it to Commercial. Add Commercial Recreation as a permitted use.

Public Participation brought questions about taxes for MVI, jobs, keeping unwanted entities from doing business at MVI, protecting the township in the future, and how soon could MVI begin to do business on the property. There was a question about gambling. Mr. Murphy, MVI CEO, responded by saying gambling of any sort, even raffle tickets, are illegal on the property due to a deed restriction. MVI would surrender the property to the state, if gambling occurred and MVI did not fix the problem within 30 days. MVI would oust the business that participated in the gambling.

Audience members were in agreement that MVI needed to be accommodated to do business as soon as possible. It would probably take 90 days to realize the changes in zoning. Tax questions remain an issue. Mr. Murphy, MVI CEO, commented the Transportation Logistics Institute would be non profit but would bring money to the community from world wide travelers. Answers to other questions are dependent on the Comprehensive Plan for Union County.

The Hartley Township Planning Commission made the recommendations to move MVI from Resort District to Commercial District Zoning. Add Commercial Recreation as a Conditional Use.

MVI's request for Temporary Zoning (pending the review of Attorney Zaieski) for a Garage, Education-Transportation Logistics Institute, Communications and Residential Zoning is not seen as a problem. The Hartley Township Planning Commission agrees to get it done and begin the procedural process. Mr. Bob Mulrooney made a motion to accept the Hartley Township Planning Commission recommendation. Mr. Donnie Kauffman seconded the motion. A vote indicated all were in favor. Mr. Ralph Moyer, Chairman will contact Shawn McLaughlin, Union County Planner, tomorrow and forward recommendations to Mr. McLaughlin and Hartley Township Supervisors.

Meeting adjourned at 8:23 p.m.

Hartley Township Special Meeting- Zoning & Other Issues

December 18, 2006

Supervisors: Stephen Buttorff, Rick Kerstetter, Dale Zechman

Zoning Officer: Martha Witmer, **Secretary:** Mae Hosterman

Attending: S. Bradley, C. Bingaman, M. Bingaman, L. Camp, J. Hoover, D. Kauffman, J. Schnure.

The meeting was called to order at 7:00 p.m.

On November 10, 2006, MVI sent a letter of request, to Hartley Township, for temporary zoning to get businesses started at MVI until the regular zoning takes effect.

November 16, 2006, the Supervisors and Hartley Township Planning commission met. The Hartley Township Planning Commission recommended, to the township supervisors, they were in favor of issuance of temporary zoning for the MVI request.

This meeting will address temporary zoning for MVI.

Zoning is a work in progress. Until permanent zoning is completed a temporary agreement has been written by Hartley Township Supervisors for MVI authorizing 1.) a commercial garage to repair vehicles, fabrication, customizing, vehicle serviceing and PADOT safety inspections; 2.) Educational: Transportation Logistics Institute. 3.) Telcommunications and communications for wired and wireless commercial or private systems. 4.) Residential uses for multifamily dwellings, single family detached dwellings, or townhouse dwellings whether for rent, sale or condominium ownership. The temporary zoning will not exceed 6 months, with one 6 month possible extension allowed. This agreement does not prevent rebuilding of the barn in the 2 building dairy complex.

The extension would be granted by the Hartley Township Supervisors. Permits may be issued for the temporary zoning when the said agreement is signed.

Rick Kerstetter made a **motion to pass the temporary zoning agreement for MVI**. Dale Zechman seconded the motion. All votes were in favor. Motion approved.

No fees schedules exists for temporary zoning. When zoning becomes permanent no