

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, January 10, 2023**

Meeting Minutes

Present: Kim Birkhead, Chairman; Kenneth Mutzabaugh; Chris Burne

Also Present: Susan Smith, Solicitor; Eric Vranich, Township Engineer; Mitz Whatley, Assistant Treasurer/Administrative Assistant; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

Absent: Dan Moore

The Mount Joy Township Planning Commission met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, PA 17325. In addition to being in person, the meeting was also accessible by remote ZOOM platform.

The meeting was called to order at 7:20 pm due to internet issues impacting the remote Zoom platform.

Organization

Ms. Hare called the meeting to order and asked for a motion for Chairman.

Appointment of Chairman. Mr. Mutzabaugh moved, seconded by Mr. Burne to appoint Ms. Birkhead as Chairman of the Planning Commission. Motion carried, unanimously.

Appointment of Vice Chairman. Mr. Mutzabaugh moved, seconded by Mr. Burne to appoint Mr. Moore as Vice Chairman of the Planning Commission. Motion carried, unanimously.

Regular meeting reconvened at 7:20 p.m.

Public Comments-None

Approval of Minutes. Mr. Burne moved, seconded by Mr. Mutzabaugh to approve the minutes for December 13, 2022. Motion carried, unanimously.

Subdivision and Land Development Plans. Preliminary/Final Land Development Plan Green Pallet, LLC, last revised December 19, 2022. Township Engineer and Zoning Officer review comments were issued on January 3, 2023. Township Engineer Erik Vranich said the revised this plan is very similar to the plan reviewed last month. The grinder is now proposed to be housed in building three as is noted on the revised plan. The requirements for both a preliminary and a final plan were applied during the plan review. Solicitor Smith said that there were negotiations for a settlement were ongoing, Mr. Mutzabaugh moved, seconded by Mr. Burne to recommend approval with the conditions that all comments in both the Township Engineer and Zoning Officer review letters both dated January 3, 2023 be satisfactorily completed. Motion carried, unanimously. The applicant, by letter, is also requesting a waiver from SALDO 86:10 to waive the preliminary plan with several justifications including the small single development lot and no public improvements needed. Mr. Mutzabaugh moved, seconded by Mr. Burne to recommend granting the waiver from SALDO 86:10 to waiver the preliminary plan requirements. Motion carried, unanimously.

Solicitor Smith reported on legal developments on the doctrine of merger which relates to nonconforming lots

Adjournment. With no further business, Mr. Burne moved, seconded by Mr. Mutzabaugh to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:17 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary