

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, January 11, 2022**

Meeting Minutes

Present: Kim Birkhead, Chairman; Dan Moore, Vice-Chairman; Kenneth Mutzabaugh; Sindy Jennings

Also Present: Susan Smith, Solicitor; Melissa Zirkle, Administrative Assistant; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

Absent: Bubba Grimm

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 StartMeeting platform. Roll call was taken for all votes.

Call to Order

Roll Call

Organization

- Appointment of Chairman. Mr. Mutzabaugh moved, seconded by Ms. Jennings to appoint Kim Birkhead as Chairman of the Planning Commission. Motion carried, unanimously.
- Appointment of Vice Chairman. Mr. Mutzabaugh moved, seconded by Ms. Jennings to appoint Dan Moore as Vice Chairman of the Planning Commission. Motion carried, unanimously.

Organization Meeting was closed and regular meeting reconvened at 7:02 p.m.

Chairman Comments – None

Public Comments – None

Approval of Minutes. Mr. Moore moved, seconded by Mr. Mutzabaugh to approve the minutes for December 14, 2021. Motion carried, unanimously.

Business.

- Roundtop Lot Addition Plat – Links At Gettysburg – Sewage Facilities Request for Planning Waiver and Non Building Declaration. Ms. Hare explained, per an email from the Township Engineer, Erik Vranich, the purpose of this request.. This plan is proposing the transfer of 14,842 square feet from the Links property (golf course) to the HOA

property behind Lots 69-75. This allows the perimeter setback for those lots to be shifted for slightly more useable/buildable area on those lots. Since this proposed plan is basically keeping the land uses the same, it remains generally consistent with the Township ordinances and involves no sewage treatment. The Township Engineer recommended approval of the Declaration. Solicitor Smith reviewed Act 537 and the required Township Act 537 Plan and explained the Planning Commission's role regarding amendments to the Plan made by sewage planning module. Mr. Moore moved, seconded by Mr. Mutzabaugh to approve the Sewage Facilities Planning Non-Building Declaration for the Links at Gettysburg Roundtop Lot Addition Plat and the Chair to sign the Declaration on behalf of the Planning Commission. Motion carried, unanimously.

- BOS-Amended amendments to Zoning Ordinance-for warehouse, storage, and trucking uses. Solicitor Smith explained the Board of Supervisors' amendments to the Planning Commission-drafted amendments to the Zoning Ordinance for warehouse, storage, and trucking uses. She explained that the Board added supplemental setbacks for all the intensive uses. This standard was added to distribution, manufacturing heavy, motor freight terminal, truck stop, and truck stop with repair uses. The other amendment made by the Board was to not allow a storage facility use as an accessory use in the Open Countryside (OC) District. Mr. Moore moved, seconded by Ms. Jennings to recommend that the Board adopt the amendments to the Zoning Ordinance for warehouse, storage, and trucking uses, as amended by the Board. Motion carried, unanimously.
- Common Interest Ownership Communities Study. Solicitor Smith informed the Planning Commission that the House of Representatives has ordered the preparation of a study of common interest ownership communities (planned communities and condominiums to be completed in 2023. The study was first done 10 years ago. She noted that both study parameters included cooperation/coordination between the CIOCs and municipalities. She noted the Township's agreements with the Lake Heritage community to provide brine made by the Township as part of its winter maintenance program for public roads as an example.

Adjournment. With no further business, Mr. Moore moved, seconded by Mr. Mutzabaugh to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:41 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary