

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, February 13, 2024**

Meeting Minutes

Present: Kim Birkhead, Chairman; Kenneth Mutzabaugh; Ben Hawkins; Ben Mearns; Chris Burne.

Also Present: Sandy Yerger, Interim Secretary; Erik Vranich, Township Engineer; Myra Whatley, Administrative Assistant.

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 7:02pm.

Public Comments-None

Approval of Minutes. Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes from January 9, 2024 with the adjustment of moving Mr. Burne's name to the end of the listing of those members present to prevent confusion that any other members were in the meeting via phone and to remove the designation of Ken Mutzabaugh as Vice-Chairman as that action was not voted on yet. Motion carried, unanimously.

Business.

Ben Mearns nominated Ken Mutzabaugh for the office of Vice-Chairman, Chris Burne seconded the motion. Ben Hawkins nominated Ben Mearns for the office of Vice-Chairman. Mr. Mearns declined to be nominated in deference to Mr. Mutzabaugh. A vote of 5-0 to approve Ken Mutzabaugh as Vice-Chairman was taken. Motion passed.

A Land Development plan was submitted for Menno Beiler at 170 Furney Rd. The presenter asked whether the Township would grant a waiver of the Preliminary Plan process. After discussion, The Planning Commission would not oppose a waiver request of the Preliminary Plan procedure to allow the plan to proceed as a Preliminary/Final Plan. Official action on the waiver request would occur when the Plan is ready for approval. It is noted that a temporary living area will remain in the garage structure until the house for the lot is completed. The owner affirmed the living quarters in the garage would be removed as soon as possible after completion of the house as the septic system is not sized for two houses, and the zoning ordinance does not allow for two primary structures on a lot. Erik Vranich, Township Engineer, suggested that the Township SEO do an inspection after completion to ensure any current uses in the garage structure comply with all requirements. He also said a revised plan with changes in accordance with his report will need to be done. The consultant for the Beiler's indicated they would expect it to be ready for next month's meeting. Therefore, this plan is tabled pursuant to submission at that time.

Preliminary/Final Subdivision and Land Development Plan Review – 3BD Realty LLC Property (DG Market). This Plan was tabled by the developer. It is anticipated they will present at the March Planning Commission meeting. In preparation for that presentation, the DG Market Planning Module Component 4A was completed with the assistance of the Township Engineer. Ken Mutzabaugh motioned to authorize the Chair to sign the completed Module 4A. Mr. Hawkins seconded the motion. Motion carried unanimously.

Agriculture Security Area: 5 Bulk Plant Rd – This property of 122.75 acres with a Parcel number of 30H15-0023-000 has applied for addition to the Agriculture Security Area. Upon approval here and by the Agriculture Security Area Advisory Committee, a public hearing will be held. Mr. Burne made a motion to approve the addition of 5 Bulk Plant Rd to the Agriculture Security Area. It was seconded by Mr. Mearns. Motion passed, unanimously.

Adjournment. With no further business, Mr. Burne moved, seconded by Mr. Mearns to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Sandy Yerger
Interim Secretary