

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, March 12, 2019**

Meeting Minutes

Present: Kim Birckhead, Chairman; Sindy Jennings; Kenneth Mutzabaugh; Linda Spellman; Shannon Hare, Zoning Officer/Code Enforcement Officer; Sheri Moyer, Secretary

Absent: Ken Roberts, Vice-Chairman

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.

Call to Order: Starting Time: 7:00 pm

Public Comments: None

Approval of Minutes:

- Planning Commission Meeting Minutes from October 9, 2018: Mr. Mutzabaugh moved, seconded by Ms. Jennings, to approve the minutes as presented. Motion carried unanimously.
- Planning Commission Meeting Minutes from January 8, 2019: Ms. Spellman moved, seconded by Mr. Mutzabaugh, to approve the minutes as presented. Motion carried unanimously.

Preliminary/Final Plans: None.

Business:

- Zoning Ordinance Amendment: Ms. Hare went through each section of the zoning ordinance explaining why the changes were being made Section 110-107 to review use not provided for requirement for similarity; Section 10-111 (Definitions) to amend the definition of family; Section 110-402NN Wireless telecommunication facility to comply with Federal Communication Commission declaratory ruling adopted September 26, 2018; Section 110-1101(C) to revise requirements for an appeal from a determination of a Zoning Officer; and amend the Zoning Map to correct the spelling of Speelman Klinger Road. Ms. Jennings moved, seconded by Mr. Mutzabaugh, to recommend the Board adopt the zoning ordinance amendment. Motion carried unanimously.

- Zoning Ordinance Amendment – Target Range: Ms. Hare went through the draft document explaining the need for a definition and the drafted definition. She explained that a target range is a Conditional Use which would go before the Board of Supervisors. Then she referred them to Section 110-402KK explaining the additional standards to be added to the conditional use application. Ms. Spellman noted that the lettering was incorrect since there already was 2. a – g listed in the ordinance. In the draft document, c. should be h., d. should be i. and e. should be j. Mr. Mutzabaugh moved, seconded by Ms. Jennings to recommend the Board of Supervisors adopt the amended zoning ordinance with the corrected paragraph lettering. The motion carried unanimously.

- ZHB Variance Hearing: Zoning Hearing Board – White Run Road Variance Application: Ms. Hare said everyone received a notice regarding a zoning hearing scheduled for Wednesday, March 27, 2019 at 7:00 p.m. She explained that the variance is needed due to set back requirements. Currently, the setback requirement is fifteen feet (15’), and the applicant is requesting the variance for a setback of ten feet (10’) to enable her to construct a one car garage for personal use. Ms. Spellman questioned if neighbors were made aware of this application and Ms. Hare said that they all received notices in the mail and can come to the hearing to express any concerns they may have. Ms. Spellman moved, seconded by Mr. Mutzabaugh to recommend the Zoning Hearing Board grant the variance. The motion carried unanimously.

Adjournment: With no further business, Mr. Mutzabaugh moved, seconded by Ms. Jennings, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:30 p.m.

Respectfully submitted,

Sheri L. Moyer
Secretary