

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, March 8, 2022**

**Meeting Minutes**

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

**Also Present:** Susan Smith, Solicitor; Shane Wise, Roadmaster; Zac Fringer, Road Crew; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

**Absent:** Bubba Grimm and Sindy Jennings

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.

**Call to Order**

**Public Comments-**None

**Approval of Minutes.** Mr. Moore moved, seconded by Mr. Mutzabaugh to approve the minutes for February 8, 2022. Motion carried, unanimously.

**Subdivision and Land Development Plans.**

- Brookview Solar I, LLC-Solar Project Preliminary Land Development Plan Agricultural Conservation Zoning District. Paul Minnich counsel for the applicant explained the project, noted actions being taken to address review comments, and indicated an intent to submit a revised plan by March 22, 2022. He indicated that Brookview was not seeking a recommendation at this time. He also informed the Planning Commission that Brookview was withdrawing its request for consideration of the plan as a preliminary/final plan, but just a preliminary plan. Solicitor Smith explained the MPC two-phase submission process. Solicitor Attorney Minnich was accompanied by Heath Barefoot, project manager and Rob Matejczk, project engineer. John Golanoski from Wm. F. Hill summarized the 26 comments in the Township Engineer review letter. Ms. Hare summarized the 11 comments in the Zoning Officer review letter.

**Public Comments-**Tom Newhart 720 Plunkert Rd- effects the project would have on his farm. He submitted a packet of slides and a news article.

Angie McCauslin 581 Plunkert Rd-plan started in 2019 and should not have any deficiencies; original vote at Planning Commission was 5-0; zero benefit to Township

Sandy Yerger 175 Bulk Plant Rd-NextEra fined by EPA; worried about good follow through

Steve Yerger 175 Bulk Plant Rd-project about money; does not want solar project

Barbara Steele 456 Mud College Rd-Comprehensive Plan; tree clearing; reject plan

Glenda Gerrick 663 Plunkert Rd-Property values

Ann Birely Barlow Two Taverns Rd- negative affects; rural character and rich history

Joe Hufman 217 Mud College Rd-testified under oath that NextEra lied

Carol Newhart 720 Plunkert Rd-historic nature of Township; wildlife

Scott Sanders 145 Roberts Rd-big thumbprint with not a lot of power; leave land better than when we received it

Tom Dunchack 450 Mud College Rd-water runoff; wildlife

Emily Shoey 325 Plunkert Rd-deney plan

Debbie Sanders 145 Roberts Rd-wildlife; reject plan

Steve Diehl 1341 Barlow Two Taverns Rd-land will never be the same

Mr. Moore moved, seconded by Mr. Mutzabaugh to table the Brookview plan. Motion carried, unanimously.

**Business.**

- Conditional Use Application-Green Pallet, LLC. Ms. Hare explained the conditional use application. Applicant Northeast Pallet, LLC is a family-owned business currently located at 2190 White Hall Rd in Littlestown. The proposed project is located at 3608 Baltimore Pike, the corner of Hickory Rd and Baltimore Pike. A conditional use is required under Section 110-111 light manufacturing. Light manufacturing is defined as the assembly, fabrication, manufacture, production or processing of goods or products where no process involved produces noise, vibration, glare, air emissions, or fire hazard measurable beyond the structure in which conducted. The application indicated that: they employ 40 individuals and run a completely automated process; all manufacturing will take place indoors; trucks and forklifts are the only machines running outside; there may be three deliveries per day; they haul lumber from Virginia; there is no waste; they use gang saws to produce the sawed-out material necessary to make the pallets and mulch the remaining lumber; the saw dust is collected by the machines and used for bedding sold to local farmers. Mr. Moore moved, seconded by Ms. Birkhead to recommend approval. Motion carried, unanimously.

**Adjournment.** With no further business, Mr. Moore moved, seconded by Mr. Mutzabaugh to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:18 p.m.

Respectfully submitted,

Shannon M. Hare  
Secretary