

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, April 11, 2023**

Meeting Minutes

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

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

Absent: Dan Moore, 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. In addition to being in person, the meeting was also accessible by remote ZOOM platform. Meeting was called to order at 7:02pm.

Public Comments-None

Ms. Birkhead asked about the decision made by the Board on the Outlets (Gettysburg Performance Gym) conditional use application. Solicitor Smith reported to the Planning Commission that the Board approved the amendment to the Outlets conditional use, and that all of the Planning Commission's health and safety concerns were addressed.

Approval of Minutes. Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes from March 14, 2023. Motion carried, unanimously.

Business. 172 Miller Rd request for variance from Section 110-302-Dimensional requirements. The Planning Commission had some discussion about the variance request. There were some concerns because the application was not specific because the variance request was for 5-10 feet, a 33 - 66% variance. The application also showed a 22" grade but did not state the significance of the grade. There was also discussion whether the garage could be moved forward away from the property line. Mr. Burne moved, seconded by Mr. Mutzabaugh, to recommend denial because not enough information was submitted to justify the variance. There were concerns with a request that indicated a range (5' to 10') rather than a certain number, question as to why the garage could not be moved forward away from the property line, and question as to why the 22" grade change was significant. Motion carried unanimously. The Planning Commission asked Ms. Hare to send their report containing their concerns to the applicant prior to the hearing.

Solicitor Smith updated the Planning Commission on pending legislation.

Solicitor Smith updated the Planning Commission on the status of the solar applications appeals.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne to adjourn the meeting. Motion carried unanimously. The meeting adjourned 8:08 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary