

Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, April 9, 2024

Meeting Minutes

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

Also Present: Sandy Yerger, Supervisor; Erik Vranich, Township Engineer; Mitz 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 7:01pm.

Public Comments: None

Chairman Comments: Kim Birkhead stated that the WIFI is down so there is no Zoom. Chris Burne is connected via the phone.

Approval of Minutes: Mr. Mearns, seconded by Mr. Mutzabaugh, to approve the minutes from March 12, 2024, as presented. Motion carried, 5-0.

Business:

- Draft Ordinance - Amending Chapter 68, Septic Systems of the code of Mount Joy Township regarding Maintenance on on-lot sewage disposal systems. Mr. Vranich stated this was a draft recommended by the Board of Supervisors to change the pumping requirement from every three years to every four years. Mr. Vranich indicated that at some point the Township adopted an ordinance which required the pumping to be completed every three years. Ms. Birkhead questioned if there was any reason for the change to three years. Chair Demas gave some history. She indicated that it really came about because of Lake Heritage. Lake Heritage was originally a campground with septic tanks, and they were not being managed and handled properly. The Township worked with DEP, and they originally came up with the pumping be completed every four years. Mr. Mutzabaugh moved, seconded by Mr. Hawkins to move the ordinance forward to the Board for approval. Motion carried. (3-2 vote Ms. Birkhead, Mr. Mutzabaugh, Mr. Hawkins voted yes; Mr. Mearns and Mr. Burne voted no.)
- Impervious v Pervious Surfaces discussion. Mr. Vranich explained the difference between pervious and impervious materials. He also explained that this came about because of the Home2Suits project. What is being asked for is to remove the piece of impervious surface where it states that pervious pavements are considered impervious in the zoning ordinance for the sake of maximum lot coverage. Mr. Vranich stated that when Home2Suites began the original maximum was 65%. Since then, the ordinance changed and it went down to 50%. This was presented to the Board of Supervisors who wanted to pass it on to the Planning Commission for their opinion. There are three options. (1) leave it as it is, (2) agree it should be changed, or (3) find some middle ground. Mr. Mutzabaugh moved, seconded by Mr. Hawkins to keep the ordinance as it exists. Motion carried, 5-0.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Mearns to adjourn the meeting. Motion carried, 4-0. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary