

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, May 8, 2018**

**Meeting Minutes**

**Present:** Sindy Jennings, Chairman; Ken Roberts, Vice-Chairman; Kim Birckhead; Curtis Hawkins; Kenneth Mutzabaugh; Susan Smith, Solicitor; Shannon Hare, Zoning Officer/Code Enforcement Officer; Sheri Moyer, Secretary

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

**Chairman Comments:** None.

**Public Comments:** None

**Approval of Minutes:**

- Planning Commission Meeting Minutes from November 14, 2017. Mr. Roberts moved, seconded by Mr. Hawkins, to approve the minutes as presented. Motion carried unanimously.
- Planning Commission Meeting Minutes from December 12, 2017: No meeting
- Planning Commission Meeting Minutes from January 9, 2018: No Meeting
- Planning Commission Meeting Minutes from February 13, 2018: No meeting
- Planning Commission Meeting Minutes from March 13, 2018: No Meeting
- Planning Commission Meeting Minutes from April 10, 2018. Mr. Mutzabaugh moved, seconded by Mr. Roberts, to approve the minutes as presented. Motion carried unanimously.

**Preliminary/Final Plans:**

- The Links Preliminary Subdivision Plan Review - Wade Run Community original date April 24, 2017, revised April 16, 2018
- The Links Preliminary Land Development Plan - Hotel and Conference Center original date April 25, 2017, revised April 5, 2018::

Ms. Smith said that both of these projects were subject to a conditional use application which is an action of the Zoning Ordinance. It was done under the old ordinance and the Board of Supervisors, when they approved the conditional use, approved them with conditions. We have a circumstance where one of the conditions has not been satisfied. It was a time based condition that spoke to the requirement of updating traffic counts within three years from the date of the decision. That update was not provided. The Board of Supervisors offered an opportunity to submit the updated study, and no document was submitted. At this point, there is a potential question as to whether or not the conditional use approval has expired, which would deprive everybody of an opportunity to act on this application. Ms. Smith's suggestion to the Board of Supervisors and staff, was to have the Planning Commission review the application, hear the comments and make a recommendation. All with the understanding that it may, ultimately, not go very far if the conditional uses are finally concluded to have expired.

Mr. Mutzabaugh moved, seconded by Mr. Hawkins, that they are not ready to make recommendations of the plans based on the Zoning Officer and Engineer comments. Motion carried unanimously.

**Business:**

- Zoning Hearing Board Hearing – Tripwire Appeal: Mr. Hawkins moved, seconded by Mr. Mutzabaugh, to recommend the Zoning Hearing Board enforce the Zoning Officer's enforcement notice. Motion carried unanimously.

**Adjournment:** Mr. Roberts moved, seconded by Mr. Mutzabaugh, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:58 p.m.

Respectfully submitted,

Sheri L. Moyer  
Secretary