

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, May 11, 2021**

Minutes

Present: Kim Birkhead, Chairman; Kenneth Mutzabaugh; Sindy Jennings

Also Present: Susan Smith, Solicitor; Zac Fringer, Road Crew; 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.

Note: The meeting was conducted with social distancing mitigation measures. Fewer than 10 people attended the meeting. Those who wished, wore masks. The public participated using the StartMeeting Platform.

Roll call was taken for votes on all motions.

Chairman Comments - None

Public Comments – None

Approval of Minutes. Mr. Mutzabaugh moved, seconded by Ms. Jennings to approve the minutes for April 13, 2021. Motion carried, unanimously.

Subdivision and Land Development Plans:

- Preliminary/Final Subdivision Plan DEB Properties, LLC. Doug Stambaugh, Engineer for the applicant, described the plan as a 3-lot subdivision to create two new residential lots on Schottie Rd.

Mr. Stambaugh requested a waiver from the preliminary plan requirement because there are no public improvements of major dedications.

Mr. Mutzabaugh moved, seconded by Ms. Birkhead to recommend approval of the waiver from the preliminary plan requirement Section 86-10 of the SALDO. Motion carried, unanimously.

Mr. Stambaugh reviewed the Planning Module Part Component 4A. Mr. Mutzabaugh moved, seconded by Ms. Jennings to approve the Planning Module and to have Chairwoman Birkhead sign the planning module. Motion carried, unanimously.

Mr. Mutzabaugh moved, seconded by Ms. Jennings to recommend approval of the plan subject to the conditions that the plan satisfy the comments of the Zoning Officer and Engineer in their review letters dated May 6, 2021. Motion carried, unanimously.

- Preliminary/Final Land Development Plan Lot 2 Barlow-Two Taverns Rd. Eric Johnston, Engineer for the applicant, described the proposed use and details for the land development plan.

Mr. Johnston requested a waiver from the preliminary plan requirement because there are no public improvements of major dedications.

Mr. Mutzabaugh moved, seconded by Ms. Birckhead to recommend approval of the waiver from the preliminary plan requirement Section 86-10 of the SALDO. Motion carried, unanimously.

Mr. Mutzabaugh moved, seconded by Ms. Jennings to recommend approval of the plan subject to the conditions that the plan satisfy the comments of the Zoning Officer and Engineer in their review letters dated May 6, 2021. Motion carried, unanimously.

Business

- Storage and Trucking-related Uses. The Planning Commission discussed which zoning districts to allow each use in and whether the use should be permitted by right or by conditional use.

Solicitor Smith said that the next step is to discuss requirements and standards for each use and that that will take more than one meeting.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Ms. Jennings to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:06 pm.

Respectfully submitted,

Shannon M. Hare
Secretary