

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, May 14, 2024**

**Meeting Minutes**

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

**Also Present:** Sandy Yerger, Secretary; Christine Demas, Supervisor

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:** None.

**Approval of Minutes:** Mr. Mutzabaugh, seconded by Mr. Mearns, to approve the minutes from April 9, 2024 as presented. Motion carried.

**Business:**

- Green Pallet Sewage Facilities Planning Module. Ms. Yerger presented the entire packet related to the planning sewage module, available for review by anyone interested. Ms. Birkhead asked who completed the forms but had no objections to them. Ms. Demas provided background information, stating the project started in 2023 and is located at the corner of Hickory Road and Baltimore Pike. A Littlestown-based company purchased the property for light manufacturing of pallets and converting scraps into mulch. The document in question pertains to the holding tank and is not related to the overall plan. Ms. Demas was uncertain about the current status of the plans. She mentioned that the board had concerns regarding the plans and requested variances. Ms. Birkhead noted that Mr. Hawkins highlighted the document's statement that the plan is under review. She also pointed out that a checkbox regarding the proposal's consistency with the ordinance was ambiguously marked, making it unclear. The discussion involved clarifying the nature of the document and its relation to the overall project plan, with some concerns about the clarity and status of the plans and variances. Mr. Mearns moved, seconded by Mr. Burne to table the module until there is more information from the Engineer and a revised plan. Motion carried.

- Draft Ordinance – Amending Chapter 110, Zoning to alter the Table of Allowed Uses. Ms. Demas provided information about a company's interest in purchasing the Tripwire building on Baltimore Pike, located in the Baltimore Corridor Overlay Zoning District. The Overlay District adds intensive uses to the existing mixed uses. The new buyers intend to establish a day care at the location. They consulted with the Zoning Office regarding the need for a variance, which would require proving a hardship, such as a lack of alternative locations for a day care. Following the zoning consultation, the purchasers requested the Board to amend the Table of Uses to permit day care facilities in the Overlay District. Ms. Yerger clarified that day cares are already permitted in the Agricultural Conservation (AC) and Baltimore Pike Districts. The discussion focused on the potential establishment of a day care in the Tripwire building, with considerations for zoning variances and the potential amendment of the Table of Uses to accommodate the proposed use in the Overlay District. Mr. Hawkins moved,

seconded by Mr. Mutzabaugh to move the ordinance forward to the Board to amend the Table of Uses in the Baltimore Corridor Overlay to include day care. Motion carried.

- Mr. Mearns stated that during a recent training, the solicitor mentioned the need to address uses, such as large warehouses, that are not currently represented within the township ordinances. He suggested this should be further discussed, potentially during the Comprehensive Plan review. Ms. Demas indicated that the initial step involves the STMP (Small Towns Management Program) program, which is essential for gaining approval to apply for a grant. Mr. Mearns expressed concern that a large warehouse company might submit a plan for review, and without proper ordinances, the township would be unable to halt the process. He cited the example of solar installations as a precedent for unexpected developments. Ms. Demas noted that in 2022, an ordinance was created to address warehouses, depots, transfer stations, etc. However, she acknowledged that the language in this ordinance could be made stronger. She emphasized that updating the Comprehensive Plan is the first step, followed by revising the Zoning and Subdivision and Land Development Ordinance (SALDO) to align with the Comprehensive Plan. Mr. Burne proposed that the committee review the current ordinance to identify potential additions or revisions. He suggested that they discuss these findings at their next meeting and then make recommendations to the Board. The discussion centered on the need to update township ordinances to better address large-scale developments, starting with a review of the Comprehensive Plan and followed by necessary revisions to zoning regulations and SALDO. The committee plans to review the current ordinances and discuss possible enhancements at the next meeting.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne to adjourn the meeting. Motion carried. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary