

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, June 8, 2021**

Minutes

Present: Kim Birkhead, Chairman; Kenneth Mutzabaugh; Bubba Grimm

Also Present: Susan Smith, Solicitor; Melissa Zirkle, Administrative Assistant; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

Absent: Dan Moore, Vice-Chairman, Sindy Jennings

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. Minutes were not approved due to lack of a quorum of those who could vote. Action on the minutes was deferred to the next meeting.

Subdivision and Land Development Plans: None

Business

- Conditional Use application submitted by Daniel King for Amish Carriage Assembly and Repair Shop light manufacturing use in the Baltimore Pike Corridor District. Solicitor Smith explained the Planning Commission's role in a conditional use application. The Planning Commission is being informed about the conditional use application. They can make a recommendation if they wish. The Planning Commission had a discussion about the conditional use application. Mr. Mutzabaugh moved, seconded by Ms. Birkhead to recommend approval subject to addressing the carriage parking and capacity issue. Motion carried, unanimously.
- Brookview Update. Solicitor Smith updated the Planning Commission on the conditional use application of Brookview Solar I. She explained the Board's deliberation and decision process. She explained that the tie vote on a motion to conditionally approve the application resulted in a denial of the application by operation of law. Solicitor Smith explained the appeal process.
- Planning Module /Non-Building Waiver for the Fryer Property (Homestead) Minor Subdivision. Solicitor Smith explained Act 537 and municipal plans for sewage planning within the municipality, planning modules as amendments to the Township's Act 537 Plan subject to DEP review and approval, and the Planning Commission's role to review, and if the planning module is appropriate, to sign the module. Ms. Hare explained the Fryer Property Minor Subdivision plan and reason (minor subdivision, no planned improvements for the Planning Module /Non-Building Waiver. Ms. Hare reported that the Township Engineer recommended that the

Township sign the Non-Building Waiver. Mr. Mutzabaugh moved, seconded by Mr. Grimm to approve the Chair to sign, on behalf of the Planning Commission, the Sewage Facilities Planning Module Non-Building Waiver for the Fryer (Homestead) Property Minor Subdivision Plan. Motion carried, unanimously.

- Storage and Trucking-related Uses. The Planning Commission reviewed development standards and requirements in the current Zoning Ordinance applicable to all uses by zoning district and by the environmental standards, landscaping and parking articles of the Zoning Ordinance. The Planning Commission will begin drafting proposed specific standards and requirements for storage and trucking-related uses at their next meeting.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Grimm to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:30 pm.

Respectfully submitted,

Shannon M. Hare
Secretary