

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, June 11, 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; Kim Livelsburger, Zoning/Code Enforcement Officer; Kevin Fersch, Engineer

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 7:00pm.

**Public Comments:** Tom Newhart – Waiting until the warehouse discussion. Barbara Steele, 456 Mud College Road. Concern over the possibility of a complex in Frederick similar to warehouse issue. She handed out an information on a new facility called Divert developing in McSherrystown converting biomass into energy.

**Chairman Comments:** None

**Approval of Minutes:** Mr. Burne moved seconded by Mr. Mearns, to approve the minutes from May14, 2024 with the misspelling correction, the extra” t” in pallet. Motion carried, unanimously.

**Business:**

- Green Pallet Sewage Facilities Planning Module: Supervisor Demas gave a brief summary. In 2022 Green Pallet applied for a Light Manufacturing Conditional Use in Mount Joy Township for the Property located at 3608 Baltimore Pike. The Township reviewed this application and ultimately granted them approval of the Conditional Use. Also in 2022, Green Pallet applied for several variances to the Mount Joy Township Zoning Hearing Board which dealt with noise, landscaping, parking, fencing, and signage. They were granted these variances in August 2022. These variances were ultimately appealed by the Township. Green Pallet also submitted a Land Development Plan in 2022 that was reviewed by the PC and BOS and ultimately conditionally approved in January 2023. One of the conditions was that the applicant had to address the outcome of the variance appeal. In July of 2023, the Court ruled in favor of the Township and appealed all of the requested variances other than the number of parking spaces. One of the main items was the noise study, which they have now prepared and the recommendations within the study are listed on the cover sheet of the Plans. Revised Plans were submitted to the Township and on October 3, 2023 both the Zoning Officer and our office issued updated comments on the revised plans that reflected the changes from the appealed variances. The plan remained in the conditional approval status. These changes did not significantly change the overall intensity or layout of the site. Keller Engineering and the Township have worked back and forth with Mr. Green and his consultant to address the remaining outstanding items. At this time the Planning Commission will need to act on the Sewage Facilities Planning Module Component 4A form. This form simply indicates the status of this plan relative to the Township’s general zoning and SALDO ordinance. Please note that we always recommend indicating the plan is ‘under review’ as the plan is never fully compliant with the zoning or SALDO until the plan is signed by the Township and all conditions are met. Mr. Mutzabaugh moved, seconded by Mr. Hawkins to move this forward to the Supervisors with the contingency that sections 9 and 13 be satisfied, and also with the SEP and Holding Tank Agreement, be satisfied and reviewed by DEP. Motion carried, unanimously.

- Discussion of Ordinance No. 2022-03 Warehouse, Storage and Truck related uses: Mr. Newhart, 720 Plunkert Road. Mr. Newhart said the current ordinance is well written but needs to be updated. He indicated the size of some of these warehouses can be as large as 15-20 acres and have 200 – 250 truck bays. Mr. Newhart said there is noise and lighting to be considered because they are 24 hours and 7 days a week. He said that there could be as many as 1,000 trucks in and out in a day. He suggested greater setbacks 1000’ not 250’. He also suggested language regarding the height of the warehouse. To limit it to 2 stories, many warehouses are 4 – 5 stories high. Following discussion, the Planning Commissions had several concerns. Supervisors Demas suggested they put together a document, submit it to the Solicitor for review and to see if there are other ordinances. Mr. Hawkins said he will collect ideas from the other members of the Planning Commission regarding revisions desired in the ordinance and will send them to the township secretary to be forwarded to the solicitor for his suggestions.

- Smoker Land Development Plan Review: Mr. Fersch said the land development plan was reviewed by the County, Zoning Officer and Keller Engineering. Questions were raised about number 5 of the engineer’s letter regarding the property boundary, number 10, regarding wetlands not being depicted on the plans. Mr. Fersch said this is the initial review and all the comments will need to be addressed and a revised plan submitted. Mr. Mutzabaugh moved, seconded by Mr. Hawkins to approve it as a preliminary plan with the conditions of satisfactory completion of the comments on the Township Engineer’s review letter dated June 6, 2024 and the Zoning Officer’s review letter dated June 5, 2024 and Adams County Planning and Development review letter dated May 29, 2024. Motion carried, unanimously.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne to adjourn the meeting. Motion carried. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary