

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, July 11, 2023**

**Meeting Minutes**

**Present:** Kim Birkhead, Chairman; Kenneth Mutzabaugh; Chris Burne

**Absent:** Dan Moore, Vice-Chairman

**Also Present:** Susan Smith, Township Solicitor; Mitz Whatley, Assistant Treasurer/Administrative Assistant; Shannon Hare, Secretary/Zoning Officer/Code Enforcement Officer

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. Meeting was called to order at 7:01pm.

**Public Comments-**None

**Approval of Minutes.** Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes from June 13, 2023. Motion carried, unanimously.

**Business.**

Preliminary/Final Land Development Plan for Pam Huffman. Township Engineer Erik Vranich and the applicant's engineer Terry Sheldon, who was participating via ZOOM, explained the proposed land development plan. The plan proposes a riding arena accessory to the existing farm. There are minor stormwater management concerns that need to be addressed, none of which will change the plan. The applicant was present and stated that she would be using the riding arena and her own horses to provide one on one-hour long therapeutic riding lessons to veterans and first responders. The arena will not be open to the public, for events, or be used in a commercial. Mr. Burne moved, seconded by Mr. Mutzabaugh to approve the plan with the conditions of satisfactory completion of the comments on the Township Engineer and Zoning Officer review letters both dated July 5, 2023. Motion carried, unanimously.

Solicitor Smith informed the Planning Commission about an opinion issued by the Commonwealth Court regarding the relationship between the issuance of UCC permits and other municipal permits and approvals, including zoning, stormwater management, etc. Before issuing a building permit, the UCC code official must first determine that all other municipal permits and approvals have been obtained. The municipality must publish a list of all permits and approvals needed, for example: zoning, well, driveway, septic, stormwater management, etc.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Shannon M. Hare  
Secretary