

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, July 12, 2022**

Meeting Minutes

Present: Kim Birkhead, Chairman; Dan Moore, Vice-Chairman; Kenneth Mutzabaugh; Bubba Grimm; Chris Burne

Also Present: Susan Smith, Solicitor; John Golanoski, Township Engineer; Shane Wise, Roadmaster; Trevor Wise, Road Crew; 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.

The meeting was called to order at 7:00 pm.

Public Comments

Verbal - none

Written

Tom Newhart 720 Plunkert Rd – Brookview Solar; stormwater
Angela McCauslin 581 Plunkert Rd. – Brookview Solar

Approval of Minutes. Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes for June 14, 2022. 4 yes, Dan abstained.

Business.

- Hilton Hotel Variance Application. Robert Sharrah explained the project and variance request. The Zoning Ordinance allows a maximum height of 40 feet; the variance request is 55 feet. Mr. Moore moved, seconded by Mr. Burne to not make a recommendation. Motion carried, unanimously.

Subdivision and Land Development Plans. Brookview Solar I, LLC Solar Project Preliminary Land Development Plan. Attorney Paul Minnich, Attorney Jeremy Frey, Heath Barefoot, and Rob Matjeczak represented the applicant. Attorney Minnich described and explained some of the background leading up to the land development plan. Mr. Golanoski explained each of the comments on the Township Engineer’s review letter. Ms. Hare explained each of the comments on the Zoning Officer’s review letter. The applicant agreed to submit an as-built plan.

Public Comment on the Plan:

Tom Newhart 720 Plunkert Rd-stormwater
Barbara Steele 456 Mud College Rd-stormwater and wetland concerns
Phil Hunt 452 Mud College Rd-Planning Commission’s original “no” vote
Attorney Nathan Wolf-Adams County comments; substation connector lines; setbacks
Cindy Hunt 452 Mud College Rd-What happens if BPC turned down?

Mr. Moore moved, seconded by Mr. Grimm to recommend approval of the Plan with the conditions that all comments on the Zoning Officer and Township Engineer review letters dated June 30, 2022 be taken care of before approval and that the applicant submit an as-built plan. Vote: 4 yes, Mr. Burne no.

Having applied the SALDO to the plan, Solicitor Smith indicated to the Board that this was the time to offer any additional comment to the Board.

Mr. Moore recommended to the applicant that they have all comments on the Zoning Officer and Engineer review letters dated June 30, 2022 addressed before the Board of Supervisor's meeting on July 21, 2022.

Adjournment. With no further business, Ms. Birckhead moved, seconded by Mr. Moore to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:21 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary