

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, August 10, 2021**

**Minutes**

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

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

**Absent:** 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. In addition to being in person, the meeting was also accessible by remote StartMeeting platform.

**Chairman Comments-**None

**Public Comments-** None

**Approval of Minutes.** Mr. Mutzabaugh moved, seconded by Mr. Grimm to approve the minutes for July 13, 2021. Motion carried, unanimously. Mr. Moore abstained because he was not present at this meeting.

**Subdivision and Land Development Plans:**

- Final Land Development Plan for Gregory W. & Rebecca L. McGrew. Mr. Hill discussed the Engineer's review letter. Ms. Hare described the purpose of the plan. Mr. Mutzabaugh moved, seconded by Mr. Moore to recommend conditional approval upon satisfaction of Township Engineer and Zoning Officer review comments dated August 5, 2021, along with a written request for waiver from SALDO 86:10. Motion carried, unanimously.
- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community. Scott Barnhart from JVI Group described the plan as a 99-lot subdivision and continuation of the PGC. Mr. Barnhart stated that the hotel/conference center plan is no longer proposed. Mr. Barnhart acknowledged that the plan needs work. The planning module needs to be updated to remove reference the commercial lot. Solicitor Smith gave some background on the conditional use approval and because the commercial use is being abandoned, the need to document that of record and to remove all reference to the commercial use on the Wade Run plan. She commented that attention needs to be paid to the PGC buffer requirements. Ms. Smith also talked about the Planning Module and Aqua issues. Solicitor Smith advised that the Township cannot act on a planning module that identifies Aqua as the service provider where Aqua does not have PUC certificated authority to serve the area. She further noted that Aqua must apply to the PUC for certification of public convenience and that that process requires a written request to the Township for its position on the application to the PUC. Ms. Hare and Engineer Bill Hill reviewed the major issues on their review comments dated August 9, 2021, and August 10, 2021, respectively. Mr. Hill recommended that the plan be tabled so that the applicant and engineer can address the review comments of the Township Engineer and Zoning Officer

## **Business**

- Storage and Trucking-related Uses. Solicitor Smith reviewed and requested Planning Commission comments on draft standards for storage and trucking-related uses. She asked that the Planning Commission be prepared to set numeric setback and buffer standards at their next meeting.
- Solicitor Smith informed the Planning Commission that they will soon be asked to review and recommend an amendment to the Zoning Ordinance compliant with ACT 50 deployment of small wireless facilities once the Board approves the amendment for public hearing. Solicitor Smith discussed some of the Act 50 mandates that must be included in the ordinance.
- Solicitor Smith updated the Planning Commission on the continuation hearing before the Zoning Hearing Board for the Brandenburg & Stein Funeral Home appeal and application for variances. The Planning Commission supported granting the variances from Sections 110-605.A2 and 110-708.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Grimm to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:12 pm.

Respectfully submitted,

Shannon M. Hare  
Secretary