

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, November 9, 2021**

Minutes

Present: Kim Birkhead, Chairman; Dan Moore, Vice-Chairman; Kenneth Mutzabaugh; Sindy Jennings

Also Present: Susan Smith, Solicitor; John Golanoski, Engineer; Melissa Zirkle, Administrative Assistant; Shane Wise, Road Crew; Shannon Hare; Secretary/Zoning Officer/Code Enforcement Officer

Absent: Bubba Grimm

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. Roll call was taken for all votes.

Chairman Comments-None

Public Comments-None

Approval of Minutes. Mr. Moore moved, seconded by Ms. Jennings to approve the minutes for September 14, 2021. Motion carried, unanimously.

Subdivision and Land Development Plans-None

Solicitor Smith noted the inclusion at the bottom of the agenda of information on pending plans. She explained that both applicants had requested that the plans be tabled while they prepared response to review comments.

Business

- Warehouse/storage and trucking related uses. Solicitor Smith said the only thing left for the Planning Commission to continue and conclude discussion of the proposed storage facility use. Solicitor Smith had provided the Planning Commission with a handout out of use and standards options in the OC District to aid discussion and referenced the site plan illustrating the scale of building allowed under the general district dimensional requirements. Ms. Jennings supported allowing the use in the OC District as consistent with agricultural buildings and with a sliding scale of size and setbacks; Mr. Moore objected to allowing the use in the OC District because of incompatibility with other allowed uses. Following discussion, the Planning Commission determined to not allow the use in the OC District. The Planning Commission then discussed the storage facility use in the AC District. Solicitor Smith reviewed information provided by the Township Engineer indicating that, based on stormwater management plans, agricultural buildings tended to be between 8,000 and 10,000 square feet and the largest (a recent application) was 20,000 square feet. The Planning Commission decided to allow the use and not include use specific setback or size standards in the AG district. Solicitor Smith noted that the Planning Commission had completed the drafting process and that its proposals were ready to be referred to the Board of Supervisors for consideration and referral to public hearing.

Adjournment. With no further business, Mr. Moore moved, seconded by Mr. Mutzabaugh to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:40pm.

Respectfully submitted,

Shannon M. Hare
Secretary