

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, December 13, 2022**

Meeting Minutes

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

Also Present: Susan Smith, Solicitor; Eric Vranich, Township Engineer; Mitz Whatley, Assistant Treasurer/Administrative Assistant; 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 ZOOM platform.

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

Public Comments-None

Approval of Minutes. Mr. Moore moved, seconded by Mr. Mutzabaugh to approve the minutes for September 13, 2022. Motion carried, unanimously.

Subdivision and Land Development Plans. Preliminary/Final Land Development Plan Green Pallet, LLC. Township Engineer and Zoning Officer review comments were issued on December 6, 2022. Township Engineer Erik Vranich explained the plan background with the proposed structures and use. The applicant's engineer, Jack Powell, stated that the applicant did not expect action by the Planning Commission at this meeting as the plan was being revised to respond to the comments. He explained that most of the loading of the pallets would be inside the buildings. He indicated that the NPDES permit application has been submitted to the County Conservation District and is under review, and that the HOP application to PennDOT is being prepared. There has been no noise study done. The noise level is the subject of a variance Solicitor Smith described all the variances granted by the Zoning Hearing Board and the land use appeal from the grant of variances filed by the Township and pending before the Court of Common Pleas. She said that the applicant and the Board are working on settlement of the land use appeal and that the Court has ordered that it be informed of the status of settlement by mid-January. Solicitor Smith noted that the combined Preliminary/Final Plan requires the submission of a written request for waiver from the preliminary plan requirement. The action deadline on the initial plan (February 25, 2023) and the date for submission of a revised plan for consideration in January (deadline December 20, 2022) were discussed. Mr. Moore moved, seconded by Mr. Mutzabaugh to table the plan until the January meeting. Motion carried, unanimously.

Adjournment. With no further business, Mr. Moore moved, seconded by Mr. Burne to adjourn the meeting. Motion carried unanimously. Meeting adjourned 7:26 p.m.

Respectfully submitted,

Shannon M. Hare
Secretary