

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, December 10, 2024**

**Meeting Minutes**

**Present:** Kim Birkhead, Chairman; Ben Hawkins; Ben Mearns; Chris Burne

**Present Via Zoom:** Kenneth Mutzabaugh, Vice-Chairman

**Also Present:** Christine Demas, Chair-Board of Supervisors, Sandy Yerger, Supervisor, Isaac Wakefield, Solicitor

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 7:00pm.

**Public Comments:** None

**Chairman Comments:** None

**Approval of Minutes:** Mr. Hawkins moved seconded by Mr. Mearns, to approve the minutes from November 12, 2024. Motion carried. Mr. Mutzabaugh did not respond.

**Business:**

**Dollar General Revised Plan Review:** The group discussed the revised Dollar General plan, focusing on outstanding comments. Many issues, such as the traffic impact study and NPDES permit, were addressed. The remaining concerns included the wooden privacy fence, signage, and a shed on the property line. There was significant discussion about the privacy fence, specifically its maintenance, proposing that failure to maintain it could be treated as a zoning violation. The shed, which might violate setback rules and was likely built without a permit, was also discussed. There was also discussion that the preliminary plan be waived, allowing the plan to be treated as both preliminary and final.

A motion was made by Mr. Hawkins, seconded by Mr. Burne, to grant a waiver of Section 8610 to waive the preliminary plan submission procedures to consider this as a preliminary/final plan. The motion carried, unanimously.

Mr. Mearns moved, seconded by Mr. Hawkins, making a recommendation to the board of supervisors to proceed with the modification of the buffer and landscaping as depicted on the plan. Motion carried, unanimously.

Mr. Burne moved, seconded by Mr. Hawkins to conditionally approve the Dollar General Revised Land Development Plan, pending satisfactory completion of the items in both the Engineer's and Zoning Officer's letters dated December 4, 2024. Motion carried, unanimously.

**Discussion about Ordinances:** Attorney Wakefield introduced the issue of outdoor storage regulations, prompted by a contractor storage yard. The group reviewed examples from other municipalities, such as Camp Hill, and discussed potential regulations for their township. They agreed, the Attorney will draft an ordinance addressing outdoor storage, with specific provisions for commercial and industrial uses, while also considering agricultural storage to avoid affecting farmers. He will send the draft ordinance prior to the next meeting for review and approval, aiming to balance the needs of various uses and address community concerns.

**Adjournment.** With no further business, Mr. Burne moved, seconded by Mr. Mutzabaugh to adjourn the meeting. Motion carried. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary