

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, January 9, 2024**

**Meeting Minutes**

**Present:** Kim Birkhead, Chairman, Kenneth Mutzabaugh, Ben Hawkins, Ben Mearns, Chris Burne via phone.

**Also Present:** Sandy Yerger, Interim Secretary; Erik Vranich, Township Engineer; Myra Whatley, Administrative Assistant.

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 7:02pm.

**Public Comments-**None

**Approval of Minutes.** Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes from November 12, 2023. The December meeting was cancelled. Motion carried, unanimously.

**Business.**

Preliminary/Final Subdivision and Land Development Plan Review – 3BD Realty LLC Property (DG Market). Scott Bert of HRG presented the plan. HRG asked whether the Township would grant a waiver of the Preliminary Plan process. After discussion with the PC, the PC provided guidance that they would not oppose a waiver request of the Preliminary Plan procedure and to allow the plan to proceed as a Preliminary/Final Plan. Official action on the waiver request would occur when the Plan is ready for approval. Storm water management directs water by swale to a basin in rear of property. Two holding tanks are on-site. A new well will be needed. Currently the delivery trucks would be making a three point turn to access the loading area. HRG is proposing to relocate the loading area to the north-west side of the building, which would only block 5 parking spaces during loading during off peak hours. As this does not fulfil the ordinance, the Township Engineer Vranich said the options were to only load during closed hours or obtain a variance. HRG is going to look further at the lighting specifications in the ordinance to confirm their plan will comply. Concerns were raised about the fencing between the DG lot and the adjoining residential lot. A privacy fence is currently on the plan for the area along the existing residence on the western side of the DG Market. As this buffer does not meet the ordinance plantings for a buffer, this would need to be approved by the Planning Commission and Board of Supervisors. Due to concerns regarding erosion with no trees in that area, maintenance of the fence and easements, a motion by Mr. Mutzabaugh was made to table the plans, to allow for further landscaping options to be presented. The motion was seconded by Mr. Burne. Motion carried, unanimously. New plans should be submitted by January 23 to be ready for reviewing at the February meeting.

Township Engineer noted that a new Land and Development Plan on Furney Rd owned by Menno Beiler will be presented at the next meeting.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Mearns to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Sandy Yerger  
Interim Secretary