

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, November 14, 2023**

**Meeting Minutes**

**Present:** Kim Birkhead, Chairman; Kenneth Mutzabaugh; Chris Burne

**Also Present:** Susan Smith, Township Solicitor; Erik Vranich, Township Engineer; Myra Whatley, Administrative Assistant; Shannon Hare, Secretary/Zoning Officer/Code Enforcement Officer

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 7:06pm.

**Public Comments-**None

**Approval of Minutes.** Mr. Mutzabaugh moved, seconded by Mr. Burne to approve the minutes from September 12, 2023. Motion carried, unanimously.

**Business.**

Phase I Final Subdivision Plat for Wade Run Community at The Links at Gettysburg. This is the final plan for Phase I, which includes 38 of the 99 lots. As of now, Bridge Valley Rd ends in a cul de sac, but will eventually be tied into the new development. The entrance off of Taneytown Rd will most likely occur in Phase II. The HOP is pending. Mr. Klein stated that the market will determine if there will be two or three phases. Stormwater management will continue with each phase and all phases will tie into public water and sewer facilities as planned in the preliminary plan. Township Engineer Vranich noted that there is sewer capacity for Phase I, but the sewage treatment facility would need to be expanded to serve additional phase(s). Mr. Klein indicated that a sewer expansion permit had been issued by DEP. Township Engineer Vranich presented the review comments on both his and the Township Zoning Officer's letters, noting that the comments were minor and could be the subject of conditions of approval. Solicitor Smith will be reviewing the planned community documents. Mr. Mutzabaugh made a motion, seconded by Mr. Burne to recommend that the Board of Supervisor approve the final plan pending satisfactory completion of the comments on the Township Engineer's and Township Zoning Officer's letters both dated October 4, 2023. Motion carried, unanimously.

Planning Commission Applicants to Fill Vacancies. Mr. Burne stated that the current Planning Commission members had reviewed the applications of all applicants. He said that they commend all applicants' volunteerism and stated that any one of them would be a fine addition to the Planning Commission. All members of the Planning Commission concurred with forwarding all applications to the Board of Supervisors for their review and consideration.

Solicitor Smith updated the Planning Commission on the Gettysburg Granite case, noting that the Commonwealth Court by unanimous vote and decision released in record time affirmed denial of variances and reversed the decision of the Zoning Hearing Board.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:38 p.m.

Respectfully submitted,  
Shannon M. Hare  
Secretary