

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, February 10, 2026**

**Meeting Minutes**

**Present:** Kim Birkhead, Chairman; Kenneth Mutzabaugh, Vice-Chairman; Ben Hawkins; Ben Mearns; Chris Burne

**Also Present:** Sandy Yerger, Supervisor; Christine Demas, Board of Supervisors Chair; Kim Livelsberger, Zoning & 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 7:00pm.

**Organization:**

Supervisor Yerger asked for a motion for nominations for Chairman.

Appointment of Chairman. Mr. Mutzabaugh moved, seconded by Mr. Burne, to appoint Ms. Birkhead as Chairman of the Planning Commission. Motion carried.

Appointment of Vice Chairman. Mr. Burne moved, seconded by Mr. Hawkins, to appoint Mr. Mutzabaugh as Vice Chairman of the Planning Commission. Motion carried.

**Public Comments:** Barb Steele, Mud College A resident expressed concern regarding ongoing development plans in light of the area's current severe drought conditions. Concerns were raised about the potential impact of development on groundwater supplies, stormwater management, and the loss of trees, which play an important role in water retention and watershed health. Ms. Steele encouraged the Board to consider the source and sustainability of the Township's water supply when reviewing development proposals.

**Chairman Comments:** None

**Approval of Minutes:**

December 9, 2025 – Mr. Burne commented on the wording of previous meeting minutes regarding a complaint about specific properties. Following discussion it was decided to remove the word "only" from the last sentence which should now read "Ms. Livelsberger, in her role as Zoning Officer and Code Enforcement, can act within the limits of the ordinance." Ms. Livelsberger confirmed the property Mr. Burne referenced is being reviewed.

Mr. Mearns moved seconded by Mr. Mutzabaugh, to approve the minutes as amended with the word "only" removed. Motion carried.

January 13, 2026 – there was no meeting. Mr. Mutzabaugh moved, seconded by Mr. Mearns, to approve the minutes from January 13, 2026. Motion carried, unanimously.

**Business:**

- **Preliminary/Final Updyke Subdivision Plan:** Mr. Vranich said that the referenced plan remains tabled, as it has been in progress and is still under review. Ms. Livelsberger said the Township received an extension letter from the developer.

Mr. Mutzabaugh moved, seconded by Mr. Hawkins, to table the plan until the March meeting. Motion carried.

- **Preliminary White Run Terrace Plan:** The Chair requested a review of the comments from the engineering review letter. Key items include identification of steep slopes and specimen trees, clarification of access and shared easements (including emergency access), sewage planning and NPDES permitting, the length of the cul-de-sac and requested waiver, emergency vehicle turning templates, and whether the Township will accept dedication of Plum Circle. Additional comments addressed proposed mountable curbing, confirmation of sewer capacity from White Run Regional Municipal Authority, potential water usage thresholds, stormwater management, and various technical and county review comments.

The Zoning Officer reviewed zoning-related comments, including required acreage calculations for the flag lots, exclusion of floodplain areas from minimum lot size calculations, and clarification regarding whether open space may be assigned to private lots or must be owned by an HOA or dedicated to the Township. Confirmation of sewage capacity from White Run Regional Municipal Authority will be required through the planning module process. It was noted that water service will be provided by private wells. A sign permit will also be required, and the proposed sign location must be revised to avoid the site distance triangle.

Mr. Mutzabaugh moved, seconded by Mr. Hawkins, to table the White Run Terrace plan. Motion carried.

- **Preliminary/Final Chavio Subdivision Plan:** Dominic of KPI Technology presented an overview of the proposed eight-lot subdivision. The plan includes on-lot septic systems and private wells for each lot. Soil testing has been completed, and planning modules are pending DEP review. The applicant indicated an intent to preserve existing trees where possible to satisfy street tree requirements. A primary concern discussed was the number of proposed driveway access points onto the state road. The PC discussed ordinance provisions related to flag lots and shared driveways, and it was noted that PennDOT's determination regarding access permits will guide how the plan proceeds.

Mr. Vranich clarified that municipalities are not obligated to accept road dedications and that subdivision waivers do not require the same hardship standard as zoning variances.

Don Carman, a neighboring property owner expressed concerns regarding groundwater availability during current drought conditions. The resident also raised environmental and wildlife concerns.

John Coughlin, a neighboring property owner, expressed concerns regarding groundwater availability and noted that the property contained swampy areas.

Gene Burns, a neighboring property owner, noted the presence of wildlife, and expressed concerns regarding groundwater levels. He also mentioned wet conditions and ponding.

Ann Burns, also a neighboring property owner, expressed concerns about increased traffic and driveway locations directly across from their home.

A Board discussion followed regarding hydrogeologic study triggers. Mr. Vranich explained that the Township ordinance requires a hydrogeologic study when projected water usage exceeds 3,000 gallons per day. Using the DEP planning module of 400 gallons per day per dwelling unit, eight lots would total 3,200 gallons per day, thereby triggering the requirement. The applicant indicated that this matter would be discussed with the property owner and that a qualified professional would need to be retained to conduct any required study in accordance with the ordinance.

Mr. Hawkins moved, second by Mr. Burne, to table the plans and recommend a hydrogeologic study. Motion carried.

- **Futurestake Planning Module: Mr. Mutzabaugh** moved, seconded by Mr. Mearns, to approve the signature of the Futurestake Planning Module. Motion carried.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Mearns, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary