

MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
Wednesday February 25, 2026

The regular Board of Supervisor's meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 6p.m.

Present: Christine Demas, Chair; Todd McCauslin; Vice-Chair; Sandy Yerger; Chad Yingling; Mike Gearhart

Also Present: Issac Wakefield, Solicitor; Eric Vranich, Engineer, Kim Livelsberger, Zoning and Code Enforcement Officer

Public Meeting duly advertised, opened at 6:04 p.m: An ordinance of Mount Joy Township, Adams County, Pennsylvania, authorizing and adopting an amendment to the White Run Regional Municipal Authority Articles of Incorporation to extend the term of its existence for Fifty (50) years. The amendment was advertised in the Gettysburg Times on February 11th and February 18th as required. It was noted that similar ordinances were in front of the Mount Pleasant and the Straban Township Boards.

Public Comments: Omar Hottenstein – Spangler School Road. Mr. Hottenstein indicated he heard there was damage to the dam at Lake Heritage and wanted to know if that affected this. It was explained that the WRRM handles sewage and that this would have no impact on the dam.

Public hearing was closed at 6:07 p.m.

Supervisor Gearhart moved, seconded by Supervisor Yingling, to adopt Ordinance No. 2026-01 extending White Run Regional Municipal Authority term of existence. Motion carried.

Supervisors' Regular Meeting Reconvened at 6:09 p.m.

Supervisor Yingling moves, seconded by Supervisor Yerger, to amend the agenda discussion and vote on the on a second lane addition for the anti-icing unit. Motion carried.

Chairman Comments: Chair Demas said that there was an executive session beginning at 5:30 p.m. and ended at 6:02 p.m. to discuss personnel matters. She also stated that there will be another executive session following the BOS meeting.

Public Comment: Tom Newhart – Plunkert Road raised concerns regarding communication during recent Sunday snowstorms. He clarified that his comments were not a criticism of the road crews, acknowledging their hard work to clear the roads, but rather a suggestion for the Board to review the Township's communication process during storm events when the Township office is closed. He noted that there is currently no way for residents to obtain real-time information about plowing operations, such as when plow trucks will reach specific areas. He referenced the Pennsylvania Department of Transportation's online system, which allows the public to track plow trucks statewide in real time, and suggested the Township consider similar technology.

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Omar Hottenstein – Spangler School Road noted that he had interacted directly with Township staff and expressed gratitude for the cleanup that was completed on several streets in his area after the issue was identified. He thanked the road crew, Roadmaster Golden, and the Board members for their responsiveness and willingness to listen to his concerns. He acknowledged their efforts to address the matter and expressed appreciation for the corrective actions taken.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Workshop Meeting Minutes, January 21, 2026; BOS Regular Meeting Minutes, January 28, 2026; BOS Workshop Meeting, February 18, 2026, Treasurer Report, Roadmaster’s Report, Engineer Report, Fire Report, Zoning Officer’s Report, MDIA’s Report, Correspondence Received and Right to Know Officers report.

Supervisor McCauslin moved, seconded by Supervisor Yingling, to accept the previous mentioned reports as an Omnibus Motion. Motion carried.

ACTION ITEMS:

- **Bid Opening - Seal Coating (Maryland Line Road, Schottie, Study, & Patterson Rds):** The Township received two (2) bids in response to the advertisement for the seal coating project. All bid(s) were received by the Township prior to the February 25, 2026, 1:00 p.m. deadline. The bid(s) remained sealed and were opened at 6:17 p.m. during the Board of Supervisors’ regular meeting.

Company	Amount	Meet Requirements
Russell Standard Corporation	\$104,958.00	Y
Midland Asphalt Materials, Inc.	\$112,608.00	Y

Supervisor Yingling moved, seconded by Supervisor Gearhart to award the seal coat bid from Russell Standard in the amount of \$104,958.00 for the seal coating on Maryland Line Road, Schottie, Study and Patterson Roads. Motion carried.

- **Selection of Line Painting Contractor:** Chair Demas said the Township received three quotes for the line painting on Maryland Line Road, Schottie, Study & Patterson Roads for a total of 2.86 miles of 4-inch double line. Alpha Space quoted a price of \$3,689.65. D.E. Gemmill quoted \$4,077.00 and Mullen’s Markings quoted \$6,500.01.

Supervisor Yingling moved, seconded by Supervisor McCauslin, to award the line painting contract to D.E. Gemmill in the amount of \$4,077.00. Motion carried.

- **Comprehensive Plan Consultant Selection:** Chair Demas said last year the Board approved a resolution to update the Comprehensive Plan and Zoning Ordinance and map. The Township applied for grant money to complete this work. In December the Township was notified

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it was awarded a grant to complete the Comprehensive Plan only. Chair Demas said the Township received 4 proposals: Delta Development, Mackin Engineers and Consultants (\$73,600), Strategic Solutions (\$89,250) Michael Baker International (\$76,366). Chair said Delta pulled their proposal because they wanted to do both the Comp. plan and Zoning Ordinance. Supervisor Yerger said she attended Gettysburg Planning meeting when Troy was presenting, and stated she was impressed. Supervisor Yingling moved, seconded by Supervisor Gearhart, to award the Comprehensive Plan Consultant to Michael Baker International proposal in the amount of \$76,366.00. Motion carried.

- **Road Advisory Committee Discussion:** Supervisor McCauslin said this committee would be to serve in an advisory capacity regarding Township Road infrastructure, maintenance, safety, and capital planning. He said the committee would consist of two supervisors, the Roadmaster and his designees to look at a bigger picture of planning ahead and making recommendations to the Board. Supervisor Yerger suggested to review the document and send comments/revisions to Ms. Moyer so that she can red-line the document and distribute. A resolution would need to be adopted for the committee. Chair Demas suggested to change the name of the committee to Public Works Advisory Committee to have a more wholistic approach. Attorney Wakefield said the resolution would include the mission statement and could include the initial members. Chair Demas said to table this discussion and send revisions to Ms. Moyer no later than March 11th.

- **Brine Arm Extension:** Supervisor Yingling said that this piece of equipment connects to the brine system in place. He said that adding this extension will allow the road crew to brine two lanes at once. This would cut down in mileage and the time in half. Supervisor Yingling moved, seconded by Supervisor Gearhart to approve the purchase from GVM in the amount of \$2,284.29. Motion carried.

- **Wheels of Liberation, Inc. Settlement Agreement:** Attorney Wakefield reviewed the status of the land use appeal, explaining that the original application had been denied due to three outstanding issues: parking, a proposed retail/souvenir space, and the lack of a traffic study. The applicant appealed the decision, and both parties agreed to a stay to allow for negotiations. No other parties joined the litigation. A proposed settlement agreement has since been developed through discussions among staff, legal counsel, and the applicant. Under the proposed settlement, the applicant agrees to be bound by the operational and conditional use standards outlined in the original decision. The revised site plan addresses the required parking. The Township has agreed to waive the traffic study requirement at this time; however, the agreement allows the Township to require a study in the future if conditions warrant. Regarding retail activity, the applicant will be permitted only a small souvenir counter associated with the ticket counter, not a separate or dedicated retail space. Any expansion beyond this limited use would require additional zoning approval. The settlement resolves all issues previously identified by the Board. Minor revisions to the site plan, including a slight lot line adjustment between parcels to address driveway alignment, will be finalized. If the Board approves the agreement, both parties will submit it to the court for approval as an order, which is the appropriate procedure for resolving a land use appeal through settlement. Supervisor McCauslin moved, seconded by Supervisor Gearhart, to authorize the Chair to sign the Settlement Agreement. Motion carried.

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- **Futurestake Planning Module:** Chair said this project has been approved by the Board and the Planning Commission has already signed off on this. Supervisor Yerger moved, seconded by Supervisor Yingling, to approve the signature of the Futurestake Planning Module. Motion carried.
- **Preliminary/Final Updyke Subdivision plan – Time Extension:** Sharran Design Group, Inc. submitted an extension letter to the Township waving the ninety (90) day review period. The extension would extend the action deadline to May 1, 2026. Supervisor Yingling moved, seconded by Supervisor McCauslin, to accept time extension for Updyke Preliminary/Final Subdivision Plan. Motion carried unanimously.

Adjournment: With no further business to be discussed by the Board, Supervisor Gearhart moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried. The Meeting adjourned 6:52 p.m.

Executive Session: Start time: 7:05 p.m. End time: 7:35 p.m. to discuss Litigation (Stephen C. Alexander v. Mt. Joy Township)

Respectfully submitted,

Sheri Moyer
Township Secretary