

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

**Meeting Minutes**

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

**Also Present:** Sandy Yerger, Supervisor; Christine Demas, Board of Supervisors Chair; Erik Vranich, Engineer; 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.

**Chairman Comments:** None

**Public Comments:** None

**Approval of Minutes:** February 10, 2026 - Mr. Burne moved seconded by Mr. Mearns, to approve the minutes as presented. Motion carried.

**Business:**

- **Preliminary/Final Updyke Subdivision Plan:** Mr. Vranich presented an overview of the revised subdivision plan, highlighting that the overall layout remained similar to previous versions. The main issue discussed by the Commission was centered around the road situation with Miller Road, which the engineers and zoning officer had noted concerns. Mr. Sharrah mentioned that they had offered land for the township to develop a cul-de-sac at the end of the road, but the township would need to decide whether to require road widening or a turnaround. The board also discussed some minor comments from the zoning officer and county, including the need to update soil probe legends and clarify Clean and Green program implications.

Reference was made to **SALDO Section 86-18(B)(2)**, which gives the Township the authority to require roadway improvements when a development occurs along an existing road. The Board discussed whether to require the applicant to complete road widening, pursue partial improvement, or consider another alternative.

The Planning Commission discussed the road widening requirement for a subdivision plan, with concerns raised about the current road width and safety implications. Mr. Sharrah presented a waiver request to waive the road-widening requirement in exchange for installing a cul-de-sac, which the Commission agreed to consider.

Mr. Mearns moved, seconded by Mr. Mutzabaugh, to deny the waiver requested to install a cul-de-sac in lieu of widening the road. Motion carried (4-1), with Mr. Burne dissenting.

Mr. Mutzabaugh moved, seconded by Mr. Hawkins, to table the plan. Motion carried (5-0).

- **Comprehensive Plan Discussion:** Christine Demas stated that the Board of Supervisors approved the hiring of a consultant to assist with updating the Township's Comprehensive Plan after receiving a grant that was applied for earlier in the year and awarded at the end of the year. Following a review of multiple proposals, the Board selected Michael Baker International due to their experience and familiarity with the region. Troy Truex will serve as the project manager and provided an overview of the comprehensive planning process during the meeting.

Mr. Truex explained that a comprehensive plan is a long-range planning document, typically covering a ten-year period, that guides future land use, development, infrastructure, and policy decisions. While the plan itself does not change ordinances, it serves as the foundation for potential future amendments to zoning and subdivision and land development regulations. The plan must follow the requirements of the Pennsylvania Municipalities Planning Code and consider topics such as land use, housing, transportation, community facilities, natural resource protection, and infrastructure needs.

Discussion also included the role of the Planning Commission in guiding the plan update. The Township's current comprehensive plan was adopted in 2014, and the update will look ahead to approximately 2036. A steering committee will be appointed to assist with the process, including members of the public. The committee will meet regularly to guide the effort, assist with public engagement, and review progress. A formal kickoff meeting is anticipated in April, along with a field tour of the Township, and monthly updates will be provided as the project moves forward.

Chair Birkhead, and Mr. Mearns will sit on the Steering Committee with Mr. Mutzabaugh serving as an alternate.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary