

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, April 14, 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: March 10, 2026 - Mr. Hawkins moved seconded by Mr. Burne, to approve the minutes as presented. Motion carried.

Business:

- **Presentation by Alana Anderson of @Home Coalition, SCAPP:** Ms. Anderson introduced herself as a representative from the South Central Community Action Programs (SCCAP) and presented an overview of the “At Home” initiative, a community effort focused on addressing housing challenges in Adams County and surrounding areas. The initiative, launched through the Community Foundation around 2016–2017, aims to facilitate discussions and provide education on housing affordability and options, rather than serve as a planning body.

Ms. Anderson highlighted the changing demographics in Adams County, noting a growing population of residents aged 55 and older, increasing housing costs, and challenges for seniors, young professionals, and others seeking affordable housing. She introduced Accessory Dwelling Units (ADUs) and tiny homes as potential tools to expand housing options. ADUs were described as permanent secondary housing units (e.g., apartments over garages, basement units, or small standalone structures), while tiny homes may be either permanent or movable structures. She emphasized that these housing types could help meet evolving community needs, support aging in place, and make better use of existing land, while also prompting consideration of future zoning changes such as reduced lot sizes. The importance of balancing expanded housing opportunities with preservation of community character was also noted. Ms. Anderson emphasized the growing need for housing options that support an aging population and multi-generational living in Adams County. A personal example was shared illustrating the use of an accessory dwelling unit (ADU) to provide proximity and care for aging parents while maintaining independent living space.

Additional housing concepts were introduced, including “cottage-style” developments, which consist of smaller homes clustered on a single property with shared green space to encourage community interaction and manageable maintenance. She outlined key benefits of ADUs and tiny homes, including support for multi-generational living, creation of attainable rental housing (particularly for local workers), potential supplemental income for property owners, and energy efficiency. She also discussed some challenges and considerations, including the current lack of specific zoning and permitting regulations, infrastructure limitations (such as water and sewage), and associated land and development costs. She stated the importance of evaluating zoning updates or adaptations to accommodate these housing types was highlighted, with an emphasis on long-term community development rather than short-term rental uses. Ms. Anderson’s presentation concluded with a general inquiry as to whether Board members had encountered requests related to ADUs or tiny homes within the Township.

Board Chair Demas said that inquiries related to accessory dwelling units and similar housing concepts have occurred within the Township. One proposal involved developing a campground-style arrangement of tiny homes, which raised concerns. More commonly, discussions have centered on accommodating family members, such as aging parents or in-laws, including the use of in-law suites or similar living arrangements. However, these discussions have been informal and have not progressed to formal applications or further action.

- **Links at Gettysburg – Lot 59 Subdivision Plan:** Mr. Kline stated his agreement with review comments provided by the Township Zoning Officer and Engineer, and indicated willingness to address all items, noting most comments were administrative in nature. The applicant expressed flexibility regarding approval timing, indicating no urgency and openness to either conditional approval or deferral. Mr. Vranich reviewed the project history, noting that Phase 1 (38 units) previously received final plan approval and is currently under development. The current submission represents a partial Phase 2 final plan, consisting of Lot 59 and a new entrance off Taneytown Road, rather than the full Phase 2 originally contemplated in the preliminary plan. Mr. Kline confirmed the intent to construct a model home on Lot 59, driven by market interest, and to install necessary infrastructure (road access, water, sewer, and stormwater improvements) to support future development. It was explained that while the preliminary plan allows construction of infrastructure, final plan approval is required to sell lots, and bonding requirements are reduced if infrastructure is installed in advance. Mr. Vranich clarified the distinction between preliminary and final plan approvals, including bonding requirements and the ability to sell lots or obtain building permits. It was noted that installing infrastructure prior to final plan approval can reduce the required financial security to only remaining improvements. Mr. Kline also addressed provisions in the Developer’s Agreement, which require completion of a secondary access to Taneytown Road prior to development of future phases. The current proposal was identified as a modification in sequencing, as it introduces access and development of a single lot ahead of full Phase 2 buildout. Mr. Kline indicated that, despite the phased approach, the ultimate goal remains to complete the full connection to Taneytown Road and proceed with broader Phase 2 development, potentially through additional final plan submissions. Timing for infrastructure installation and paving was projected for completion within the current construction season.

Mr. Mearns moved, seconded by Mr. Mutzabaugh, to table the plan to allow for adjustment of Development Agreement. Motion carried.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary