

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Wednesday, May 27, 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 6 p.m.

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

Also Present: Idan Ghazanfari, Solicitor; Kim Livelsberger, Zoning and Code Enforcement Officer

Chairman Comment: Chair Demas reminded residents about the upcoming "Give it Up For a Cause" event scheduled for Saturday. The event encourages residents to donate unwanted household and clothing items to support local nonprofits. Proceeds from donated items help fund the organizations' local programs and services. Chair Demas noted that the event does not generate revenue for the Township and does not cost the Township anything to host, while ensuring donations remain within the local community to benefit area residents.

Public Comment: None

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, April 22, 2026, BOS Workshop Meetings, April 15, 2026, and May 20, 2026, Treasurer Report, Roadmaster's Report, Engineer Report, Fire Report, Zoning Officer's report, MDIA's Report, Correspondence Received, Open Records Officer's Report, and the Road Advisory Committee Report. Supervisor Gearhart moved, seconded by Supervisor McCauslin, to approve the Omnibus Motion. Motion carried unanimously.

ACTION ITEMS:

- **Gettysburg Fire Box Card Review/Authorization:** Chair Demas said the Gettysburg Fire Box Card revisions and dispatch assignment updates are utilized by the Adams County 911 Center to determine which fire companies respond to specific geographic areas and incident types. She noted that any changes to the Fire Box Cards, regardless of how minor, require Township approval. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve the Gettysburg Fire Box Card review. Motion carried unanimously.
- **Pavement Management Services Proposals, PMG, Vialytics:** Chair Demas spoke about the recent Workshop meeting with presentations on road preservation. It also included presentations from two vendors. There was discussion regarding the proposed Pavement Management Guide (PMG) review and road grading analysis. Both Supervisors Gearhart and Yingling expressed support for establishing a baseline assessment of Township road conditions while acknowledging that the software-generated ratings would still require manual review and field verification. Supervisor Yingling stated that although the system may not capture every roadway issue accurately, it provides a valuable starting point for identifying roads in the worst

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condition and prioritizing future repairs and stated that staff input and on-site inspections will remain necessary to supplement the data collected through the pavement management system.

Chair Demas stated the importance of long-term financial planning for roadway maintenance. The PMG program was viewed as a useful budgeting tool that would allow the Township to better forecast roadway maintenance needs over multiple years, improve planning efforts, and strengthen future grant applications by providing documented infrastructure data and project priorities. Supervisor Yingling moved, seconded by Supervisor Gearhart, to move forward with PMG for the pavement management services in the amount of \$13,450.00. Motion carried unanimously.

- **Data Center Ordinance Amendment:** Chair Demas stated that in November 2024, the Township adopted a data center ordinance and noted that the Board acted proactively at that time. Since then, the Township has gained additional information regarding data centers, prompting the introduction of a revised ordinance intended to provide greater clarification and specificity regarding requirements for proposed facilities. Chair Demas explained that the additional requirements are intended to protect Township residents and reduce ambiguity in enforcement and administration.

She summarized several key provisions of the ordinance, including enhanced screening requirements incorporating earth berms; confirmation from the electric service provider that sufficient capacity exists to support both the proposed data center and the surrounding community; submission of an emergency management plan acceptable to local fire departments; and developer responsibility for funding necessary fire department training and equipment related to the facility. The ordinance also requires confirmation of adequate water supply through a water supply feasibility study and includes prohibitions related to water usage, and a closed-looped system is mandatory. Supervisor Yingling moved, seconded by Supervisor Gearhart, for approval for public notice advertisement for the Data Center Ordinance Amendment based on review and comments from the Planning Commission set the public hearing date of July 22, 2026. Motion carried, unanimously.

- **Barlow Two Taverns Guide Rail Replacement:** Sometime back in January, someone crashed into the guard rail on Barlow Two Taverns Road and took out 13 and a half feet of curved guiderail. There were three quotes; Wm. Orr & Sons, Inc. for \$6,857.50, Green Acres Contracting for \$5,100.00 and LV Steel and Fabrication, LLC for \$8,120.00. Ms. Moyer explained that LV Steel and Fabrication was a CoStars company and the other two companies were provided by Mr. Leshner as companies that PennDOT utilizes.

Supervisor Yingling moved, seconded by Supervisor Gearhart to accept the Wm. Orr & Sons quote for the guide rail repair and replacement for a total amount of \$6,857.50. Motion carried unanimously.

- **Michael Baker Proposal to update Zoning Ordinances and Map concurrent with the Comprehensive Plan:** Chair Demas explained that when the Township applied for grant funding for the Comprehensive Plan update, funding was not available to simultaneously update the zoning ordinance and zoning map. She stated that it has since become apparent that a zoning ordinance update is necessary to align with the new Comprehensive Plan currently being developed. Chair Demas emphasized that unclear ordinances benefit developers rather than the Township. She

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further noted that completing portions of the zoning update concurrently with the Comprehensive Plan process would save both time and money. If the Township waited to apply for and receive another grant, work on a zoning update overhaul likely could not begin until early 2028.

Attorney Ghazanfari stated that he has worked with the consultant group on zoning ordinance rewrites for other municipalities and described the process as thorough and collaborative. Supervisor Yingling moved, seconded by Supervisor Yerger that we accept the Michael Baker proposal to update zoning ordinances and map concurrent with comprehensive plan for a price of \$55,000.00. Motion carried unanimously.

- **Accept Christopher Waybright's resignation as Zoning Hearing Board Member:**

Chair Demas said, unfortunately the Township received a resignation letter from Christopher Waybright. Mr. Waybright stated he could not dedicate the time necessary he felt was needed to be a zoning hearing board member, and therefore needs to resign. Supervisor Gearhart moved, seconded by Supervisor Yingling to accept Christopher Waybright's resignation from the Zoning Hearing Board. Motion carried unanimously.

- **Resolution #19 Appointing Denis Hilton as Zoning Hearing Board Member:**

Chair Demas said few days after we got the letter from Mr. Waybright she spoke with Denis Hilton, a new resident in the area, had expressed interest in becoming involved in Township affairs and inquired about opportunities to serve. She informed him about the role and responsibilities of the Zoning Hearing Board and Mr. Hilton submitted a letter expressing interest in the appointment to the Board. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve Resolution #19 appointing Denis Hilton as the new Zoning Hearing Board member. Motion carried unanimously.

- **Chavio Estates Subdivision Plan, Time Extension, tabling the plan:** Chair Demas stated that the Chavio subdivision plan had previously been reviewed by the Planning Commission earlier in the month, at which time the Planning Commission recommended denial of the plan. She explained that the property owners subsequently requested that the Board of Supervisors table consideration of the plan and grant an extension of the review period until September 1, 2026. Chair Demas noted that no specific reason for the extension request had been provided nor was it required.

Resident, Ann Burns of Orphanage Road asked whether the requested extension was related to addressing water supply concerns associated with the project. Chair Demas stated that no explanation had been provided by the applicants, although it was assumed the Planning Commission's concerns may have contributed to the request. Supervisor McCauslin moved, seconded by Supervisor Yingling, to give the time extension to September 1, 2026 for the Chavio Estates Subdivision Plan. (4-1 Supervisor Gearhart opposed). Motion carried

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The Chair announced that there would be an Executive Session.

Adjournment: With no further business to be discussed by the Board, Supervisor Yingling moved, seconded by Supervisor Gearhart, to adjourn the meeting. Motion carried. The Meeting adjourned 6:55 p.m.

Executive Session: Start Time: 7:00 End Time: 7:30

Topic: Security and personnel

Respectfully submitted,

Sheri Moyer
Township Secretary