

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Wednesday, June 24, 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: Issac Wakefield, Solicitor; Kim Livelsberger, Zoning and Code Enforcement Officer; Melinda Jones, Treasurer; Sheri Moyer, Secretary

Chairman Comment: Chair Demas reported that an executive session was held following the previous month's meeting for approximately 30 minutes to discuss security and personnel issues.

Chair Demas announced that the Township's Comprehensive Plan Open House will be held on Thursday from 5:00 p.m. to 7:00 p.m. She noted that the event represents the first of three planned public engagement opportunities designed to inform residents about the progress of the Comprehensive Plan, which serves as the Township's long-term vision for future growth and development. Attendees may participate at any time during the open house, with approximately 15 minutes needed to provide feedback. She also encouraged all residents, employees, and other interested stakeholders to complete the Comprehensive Plan survey available on the Township website, emphasizing the importance of public participation in the planning process.

Additionally, Chair Demas announced that Maryland Line Road, Shoddy Patterson Road, and Study Road were scheduled for seal coating the following day. She urged motorists to exercise caution and reduce their speed when traveling through work zones to ensure the safety of road crews.

Public Comment: None

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, June 17, 2026, BOS Workshop Meeting, May 27, 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 Yingling moved, seconded by Supervisor Gearhart, to approve the Omnibus Motion. Motion carried unanimously.

ACTION ITEMS:

- **Links at Gettysburg, Courtyards, North Chamberlain Court – Financial Security Reduction:** Chair Demas said that there are some outstanding items that need to be completed prior to releasing the funds. Supervisor Gearhart moved, seconded by Supervisor Yingling, to table the Links at Gettysburg, Courtyards, North Chamberlain Court- financial security until next month's meeting. Motion carried.

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- **Links at Gettysburg, Wade Run Phase II – Lot #59 Subdivision Plan, Time Extension, tabling the plan:** Chair Demas stated that the Township received a letter from Martin and Martin, Inc. requesting a 90-day extension of time for the Board to review the Wade Run Phase II – Lot #59 Subdivision Plan. Supervisor McCauslin moved, seconded by Supervisor Gearhart, to grant the time extension for the Links at Gettysburg, Wade Run Phase II to the September 23, 2026 meeting. Motion carried.

- **White Run Terrace Preliminary Subdivision Plan, Time Extension; tabling the plan:** Chair Demas stated that the Township received a letter from Sharrah Design Group, Inc. waving the 90-day review period, extending the review time to September 30, 2026. She stated that this is the third extension request. Supervisor Yingling moved, seconded by Supervisor McCauslin, to grant the time extension for the White Run Terrace Preliminary Subdivision Plan to the September Meeting. Motion Carried.

- **Security Cameras:** Supervisor Mike Gearhart recommended relocating several cameras to improve security coverage. He suggested adding cameras at the lobby entrance doors and installing an additional camera in the meeting room to provide coverage of both the windows and the back entrance. Supervisors Gearhart, McCauslin, and Yingling expressed concerns about cameras located in employee work areas, stating they viewed them as unnecessary for security purposes and an invasion of employee privacy. Supervisor McCauslin commented that if employees are trusted to work remotely, there is no need to monitor them by camera while in the office. Chair Demas, Supervisor Yerger and staff members explained that the cameras had been installed years earlier in response to the theft of Township equipment and documents, incidents involving missing records, security concerns involving visitors, and the need to protect Township assets rather than monitor employees. Ms. Moyer noted that cameras are commonly used in municipal facilities to protect employees, visitors, records, and public property. Ms. Livelsberger also reported a recent incident in which security equipment in the server room appeared to have been disturbed, reinforcing concerns about maintaining adequate security coverage. Ms. Jones stated that the camera in her office was directed toward the safe and filing cabinets containing confidential records and did not capture her workspace. Township staff also noted they provided accountability and protection for both employees and the Township during interactions with the public and that it provided protecting them from the Supervisors. Questions were raised as to whether employees would have input regarding the removal of cameras; Supervisor Gearhart responded that the decision rested with the Board of Supervisors. During discussion on this item, several employees and residents in attendance interjected comments to the Board without stating names and addresses for the record. Supervisor Chad Yingling moved to remove the cameras located in employee work areas and relocate them to other locations within the Township building. Following discussion and clarification by Solicitor Wakefield, the motion was amended to specifically remove the three cameras in the main office personnel area and the camera directed toward the employee desk area in the shop, with the cameras to be relocated to other locations. Supervisor Mike Gearhart seconded the amended motion. Following additional discussion, the Chair called for a roll call vote.
Roll Call Vote: Vote: Todd - Yes, Mike – Yes, Christine – No, Sandy – No, Chad – Yes. Motion carried (3-2).

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- **Approval to purchase 30 units of 50 lbs. of asphalt crack filler:** Supervisor Yingling moved, seconded by Supervisor Gearhart, to move forward with purchase of 30 units of 50 lbs. asphalt crack filler in the amount of \$1,567.80. Motion carried.
- **Junkyard Inspections Report:** Ms. Livelsberger reported that all junkyards in the Township are lawfully existing. She stated if owners renew their licenses annually, they may continue operations. Inspections were conducted under Chapter 58 standards, focusing on site boundaries, battery removal, and proper fluid drainage. She recommended the renewal of all 10 junkyard licenses with one conditionally approved, with the removal of 2 vehicles to the junkyard portion of the property prior to June 29, 2026. Supervisor Yerger moved, seconded by Supervisor Gearhart, to renew the 9 junkyard licenses that have passed inspected and to conditionally approve the one that need correction. Motion carried, unanimously.
- **Resolution to decommission the Road Advisory Committee:** Chair Demas said the next two items are related but will have to vote on them separately. A few months ago, we passed a resolution to create the Road Advisory Committee. It was quickly found out that this type of structured committee was not a workable solution. The first vote is to dissolve the Road Advisory Committee, and then the second vote will be to revise the Road Advisory Committee, which will be an ad hoc committee. Supervisor Yingling moved, seconded by Supervisor Gearhart, to decommission the Road Advisory Committee. Motion carried.
- **Ad Hoc Road Advisory Committee Appointments:** Supervisor Yingling moved, seconded by Supervisor McCauslin, to approve the Ad Hoc Road Advisory Committee and its appointments of Supervisors' Yingling and Gearhart. Motion carried.
- **Data Center Ordinance Amendment:** Chair Demas said the Board reviewed the proposed amendments to the Data Center Ordinance and authorized the public advertisement. The Planning Commission subsequently reviewed the ordinance and recommended approval with three minor revisions. The first revision reduces the maximum impervious coverage from 75% to 65% of the tract area, including driveways, parking lots, and truck loading areas, to align with the Township's existing development standards. The second clarifies that both data centers, battery energy storage systems (BESS), and any accessory structures must maintain a minimum 300-foot setback from adjacent residential uses or residential zoning districts. The third revision reduces the maximum permitted height of exterior lighting fixtures from 35 feet to 15 feet, making the standard consistent with the Township's existing lighting regulations. Supervisor Yingling moved, seconded by Supervisor Gearhart, to move forward with advertising the Data Center Ordinance Amendment. Motion carried, unanimously.

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 6:50 p.m.

Executive Session: None

Respectfully submitted,
Sheri Moyer
Township Secretary