

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Wednesday, July 22, 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; Eric Vranich, Engineer, Melinda Jones, Treasurer; Kim Livelsberger, Zoning and Code Enforcement Officer

Public Meeting duly advertised, opened at 6:01 p.m.: An ordinance of the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania, to amend the code of the Township of Mount Joy, Adams County Pennsylvania, Chapter 110, Zoning, to repeal and replace the specific requirements for Data Centers, to define Battery Energy Storage Systems and enact specific requirements for that use, and to amend the Table of Uses.

Chair Demas opened the public hearing on the proposed ordinance amending Chapter 110 (Zoning) of the Mount Joy Township Code. The ordinance would revise regulations governing data centers, define battery energy storage systems, establish specific requirements for those uses, and amend the Township's Table of Uses accordingly. She stated the public hearing had been properly advertised in accordance with the Pennsylvania Municipalities Planning Code. The proposed ordinance was available for public review and comment for at least 30 days, during which no public comments were received. The ordinance was also reviewed by the Mount Joy Township Planning Commission and the Adams County Office of Planning and Development, and their comments were provided to the Board of Supervisors for consideration.

Public Comments: Tom Newhard, Plunkard Road. Commended the Board for the ordinance and expressed concerns on water runoff and would like to see a 300' set back all around the facility.

Public hearing was closed at 6:10 p.m.

Supervisor McCauslin moved, seconded by Supervisor Yerger, to adopt Ordinance No. 2026-02 to amend the code of the Township of Mount Joy, Adams County Pennsylvania, Chapter 110, Zoning, to repeal and replace the specific requirements for Data Centers, to define Battery Energy Storage Systems and enact specific requirements for that use, and to amend the Table of Uses. Motion carried.

Supervisors' Regular Meeting Reconvened at 6:11 p.m.

Chairman Comment: Chair Demas thanked residents who attended the Comprehensive Plan Open House and completed the public survey, noting the strong participation and valuable feedback received. She stated that the input has provided meaningful insight into community priorities and concerns, with clear trends emerging regarding residents' vision for the Township's

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future. Chair Demas also expressed appreciation to the Planning Commission and Comprehensive Plan Steering Committee for their time, dedication, and thoughtful work throughout the planning process, including reviewing materials, considering public input, and helping guide the development of the Comprehensive Plan.

Public Comments: Eric Hubbard, Chief of the Barlow Fire Department. I just wanted to give the supervisors an update. After three years and seven months, on Friday we will take delivery of our 2026 rescue engine.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS workshop Meeting Minutes July 15, 2026, BOS Regular Meeting Minutes June 24, 2026, Treasurer Report, Roadmaster's Report, Engineer Report, Fire Report, Police Report, Zoning Officer's report, MDIA's Report, Correspondence Received and the Open Records Officer's Report. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve the Omnibus Motion. Motion carried.

ACTION ITEMS

- **Temporary disconnection and dropping of power lines for Straley Road Culvert:** . Mr. Vranich explained that Adams Electric must temporarily disconnect and relocate overhead power lines to allow installation of the new culvert. Due to the recent reconstruction of the electrical line, Adams Electric submitted a cost estimate of \$6,009 for the required work. He noted that the utility has applied a significant discount to the Township and requested Board approval for payment of the invoice. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve Adams Electric Cooperative quote in the amount of \$6,109.00. Motion carried.
- **Guard rail for Straley Road Culvert:** Mr. Vranich reported that, consistent with previous Township bridge and culvert projects, guide rail work will be completed under a separate contract. Township staff will remove the existing guide rail, salvage as many panels as possible for reuse, and a contractor will reinstall the guide rail following completion of the project. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve Wm. Orr & Sons quote in the amount of \$12,135.00. Motion carried.
- **Breezy Acres School Septic Planning Module:** Mr. Vranich explained that the proposed schoolhouse is a permitted accessory use in the zoning district and, as a condition of the zoning permit, requires sewage facilities planning approval before a septic permit can be issued. He noted that the project includes a privy with a sealed concrete holding tank and no running water. Supervisor Yerger moved, seconded by Supervisor Yingling , to approve the signature of the Breezy Acres School Septic Planning Module and accompanying Resolution #21 of 2026. Motion carried.
- **Cleveland Brothers Quote for Caterpillar sweeper brushes:** Chair Demas reported that the Roadmaster requested the purchase of replacement sweeper brushes for the Township's Caterpillar sweeper. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve the purchase of brushes from Cleveland Brothers quote in the amount of \$2,053.04. Motion carried.

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- **Risk and Vulnerability Assessment Team (RVAT) Assessment from the Pennsylvania State Police:** Supervisor McCauslin recommended that the Township request a free security assessment from the Pennsylvania State Police in response to recent discussions regarding facility security and staff concerns. Supervisor Gearhart moved, seconded by Supervisor Yingling, to authorize Ms. Moyer to coordinate the security assessment and request that a written report be submitted to the Board upon its completion. Motion carried.
- **Personnel Committee Appointment:** Supervisor McCauslin stated that, following discussions among Board members, it was felt that the Chair and Vice Chair should not serve on the Personnel Committee. He recommended appointing Supervisor Gearhart to the committee in place of the Chair and not have the Vice Chair or the Chair on the personnel Committee, noting that the change was intended to promote an impartial personnel review process. Supervisor McCauslin moved, seconded by Supervisor Yingling, to remove Chair Demas from the Personnel Committee and appoint Mike Gearhart in her place. Chair Demas called for a roll call vote: Todd - Yes, Mike - Yes, Christine - No, Sandy - No, Chad - Yes. Motion carried (3-2).
- **Redwood Resources Preliminary/Subdivision Land Development Plan, Time Extension:** C. S. Davidson, on behalf of the Mt Joy Golf Course, also known as the Redwood Resources, has submitted a request to extend the review period for the proposed golf course development adjacent to Lake Heritage, and the request would go through to December 25, 2026. Supervisor Yingling moved, seconded by Supervisor Gearhart, to grant the time extension for the Redwood Resources Preliminary/Subdivision Plan to December 25, 2026. Motion Carried.
- **Annual distribution for Alpha Fire Department:** Alpha Fire Department has submitted their information for the annual donation. Supervisor Yingling moved, seconded by Supervisor Gearhart, to approve the distribution of \$30,015.92 to Alpha Fire Department. Motion carried.

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 6:39 p.m.

Executive Session: Start time: 6:42 p.m. End time: 7:14 p.m. to discuss on-going Litigation.

Respectfully submitted,

Sheri Moyer
Township Secretary