

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Wednesday, September 23, 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

Absent: Chad Yingling

Also Present: Issac Wakefield, Solicitor; Eric Vranich, Engineer, Sheri Moyer, Secretary; Kim Livelsberger, Zoning and Code Enforcement Officer

Chairman Comment: Chair Demas stated the board held an executive session after the August 26th meeting and following the September 16th workshop meeting in order to discuss some current legal issues. She announced there is a Comprehensive Plan open house is Tuesday, October 13th, from 5 p.m. and it goes till 6:30. This is open to everyone. It's a great opportunity to see everything the steering committee has been working on for the last few months. Then at 7 p.m. the Planning Commission will meet to discuss the Comp. Plan at length. The next step for the Comp. Plan would be to advertise it for public comment for 45 days, starting on or about October 15th. She said the November Supervisor meeting will be November 24th, which is a Tuesday, due to the Thanksgiving holiday. Chair Demas said hopefully by the December meeting both the Comp. Plan and the new Zoning Ordinance will be updated and complete for the board to adopt both of them.

Public Comments: Morgan Cooper, Low Dutch Road, respectfully request that the Board consider drafting and adopting a short-term rental ordinances. Would like to propose using language that allows the residents to have income.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Regular Meeting Minutes August 26, 2026, BOS Workshop Meeting Minutes September 16, 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 Gearhart moved, seconded by Supervisor McCauslin, to approve the Omnibus Motion. Motion carried.

ACTION ITEMS

- **Preliminary/Final Chavio Subdivision Plan:** A proposed subdivision of seven lots for a property located on Orphanage Road. The property is located in the Agricultural Conservation Zoning District. The plan before the Board is for the subdivision of the property only and does not include construction of homes or other buildings on the proposed lots at this time. Both Adams County and the Planning Commission have reviewed the revised subdivision. The Board has received the county's and review comments as well as minutes and recommendations from the Planning Commission May meeting. Following its review, the Planning Commission recommended that the Board of Supervisors deny this subdivision plan. The Commission cited concerns that the proposal is inconsistent with the Township Comprehensive Plan as well as

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concerns regarding the adequacy of water and potential impacts on public health, safety, and welfare, we were to hear this proposal last month but found one last outstanding item that had to be completed, and that was to test the water. That's now completed.

Bernie Yanetti introduced himself as the attorney representing the owners and helping with the subdivision that's titled the Chavio Estates, located on Orphanage Road. It's a 59-acre tract being divided into seven lots. There are three lots which are about 3.75 acres, a couple of lots are 15 acres and one that's 12 acres. This plan has been reviewed by the County Planning Commission and the Township Engineer and Zoning Officer. All comments have been addressed and met, and all the provision of your subdivision ordinance has been met. The County was satisfied that everything was the way it should be. Your Zoning Officer reviewed it as well and found no issues. There is nothing that hasn't been met to the Township or County standards. It meets the PennDOT requirements as far as driveway or highway access. It also meets the Township standards for water. Everything's been designed in accordance with the standards set forth in your ordinance.

Don Carmen, an adjacent property owner, expressed concerns regarding the proposed project. He noted that the property is a heavily wooded area that has remained undisturbed for more than 35 years and contains significant wildlife. He expressed concern about the permanent loss of woodland and potential impacts to wildlife and possible wetlands. Mr. Carmen also raised concerns regarding water availability. He stated that water has historically accumulated in portions of the property and noted that the area has experienced several years of drought conditions. He cited recent well and water-supply issues experienced by neighboring properties, as well as his own need to install a water reservoir due to declining water availability.

He questioned whether reducing the proposal from eight lots to seven was intended to avoid the requirement for a hydrological study and expressed concern about the cumulative impact of seven additional wells on existing properties. Mr. Carmen also questioned potential NPDES permitting requirements associated with future ground disturbance and whether the proposed development is consistent with the Township's agricultural character and the intent of its regulations.

Ann Burns, another neighbor, expressed opposition to the seven-lot subdivision. She stated that concerns regarding water availability are shared by multiple surrounding and nearby property owners, citing recent well replacements and water-supply issues in the area. She emphasized that the Board should consider the potential impacts on existing residents.

Supervisor McCauslin moved, seconded by Supervisor Yerger, to Approve the Chavio Estates Preliminary/Final Subdivision Plan, last Revised March 24, 2026, conditioned upon compliance with the comments offered in the Zoning Officer's May 1, 2026 review letter and the Engineer's May 1, 2026 review letter, and that the applicant add a note to the plan providing that no further subdivision shall occur without conducting the study required under SALDO 86-28.J(2). Motion carried. (3-1 Gearhart voted Nay).

Based on that action that was taken, a motion was needed to approve the signature on the sewage module. Supervisor Yerger moved, seconded by Supervisor McCauslin, to approve the signature on the sewage module. Motion carried. (3-1 Gearhart voted Nay).

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Wednesday, September 23, 2026**

- **Purchase of 2025 Ford Super Duty F600 Dump Truck:** Chair Demas presented quotes for the purchase of a 2027 Ford Super Duty F600 truck from Hondru Fleet and a dump body and related equipment from Mid Atlantic Municipal LLC/Lancaster Truck Bodies. She explained that the purchases would be made through COSTARS, the Commonwealth Cooperative Purchasing Program, which allows municipalities to purchase through contracts that have already undergone competitive procurement. The quote for the truck was \$73,925, and the dump body and related equipment cost \$57,580. Supervisor Gearhart moved, seconded by Supervisor McCauslin, to purchase a 2027 Ford F600 truck in the amount of \$73,925.00 and to furnish and install the dump bed in the amount of \$57,580.00 for a total purchase price of \$131,505.00. Motion carried unanimously
- **Links – Wade Run Phase II – Lot 59 Time extension:** Supervisor Gearhart moved, seconded by Supervisor Yerger, to grant the time extension for the Links – Wade Run Phase II – Lot 59 Final Subdivision Plan to December 22, 2026. Motion Carried.
- **Links Wade Run Phase III (33 Lots) - Time extension:** Supervisor Gearhart moved, seconded by Supervisor Yerger, to grant the time extension for the Links – Wade Run Phase III Final Subdivision Plan to February 12, 2027. Motion Carried.
- **White Run Terrace Preliminary Subdivision Plan - Time extension:** Supervisor McCauslin moved, seconded by Supervisor Gearhart, to grant the time extension for the White Run Terrace Preliminary Subdivision Plan to December 30, 2026, in the event substantial progress is not being made further extensions will not be granted. Motion Carried.

Adjournment: With no further business to be discussed by the Board, Supervisor Yerger moved, seconded by Supervisor Gearhart, to adjourn the meeting. Motion carried. The Meeting adjourned 6:42 p.m.

Executive Session: None

Respectfully submitted,

Sheri Moyer
Township Secretary