Mount Joy Township
Planning Commission Regular Meeting
Tuesday, October 13, 2026

Meeting Minutes

Present: Kim Birckhead, Chairman; Kenneth Mutzabaugh, Vice-Chairman; Ben Mearns; Ben Hawkins, Chris Burne

Also Present: Sandy Yerger, Supervisor; Kim Livelsberger, Zoning and 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:** September 8, 2026 - Mr. Mearns moved, seconded by Mr. Mutzabaugh, to approve the minutes as presented. Motion carried (3-0 Mr. Burne abstained due to being absent from meeting).

Business:

- **Sewage Planning Module for 3940 Baltimore Pike:** Board of Supervisors Chair Demas said the sewage planning module is for the Sizemore property, located in the Baltimore Pike corridor. The proposed use is a single-family dwelling, which is permitted in the zoning district. The use of an on-lot septic system is consistent with the Township's zoning requirements and Act 537. As the application does not involve a subdivision, there is no residual tract. Mr. Mutzabaugh moved, seconded by Mr. Mearns, to approve the signature on the sewage planning module for 3940 Baltimore Pike single family dwelling. Motion carried (4-0)

- **Presentation from consulting firm Michael Baker International and Comprehensive Review:** Troy Truax of Michael Baker International presented an overview of the draft Mount Joy Township Comprehensive Plan. The plan was developed through five advisory committee meetings, three focus groups, stakeholder interviews, independent research, and a public survey. A second public open house was held before the meeting to gather additional community feedback.

The proposed vision statement emphasizes preserving the Township's rich history and peaceful rural quality of life while balancing thoughtful growth. The mission focuses on protecting productive farmland and open space, preserving historic and cultural resources, managing future development, and protecting environmental features, particularly water resources.

The Comprehensive Plan identifies four primary areas of focus: agricultural heritage, guided development, outdoor recreation, and transportation improvements. The draft includes chapters addressing future land use, housing, and other required planning elements, with goals, objectives, and

implementation strategies identifying recommended actions, responsible parties, time frames, and potential funding sources.

Mr. Truax explained that the Future Land Use Map will provide the foundation for future zoning ordinance and zoning map updates, helping ensure that future development is consistent with the Township's long-term vision and rural character. The Planning Commission reviewed the draft plan as part of the public review process before consideration and potential adoption by the Board of Supervisors.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary