

**Mt. Joy Township
Planning Commission Regular Meeting
Tuesday, November 11, 2025**

Meeting Minutes

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

Also Present: Christine Demas, BOS Chair; Sandy Yerger, Supervisor, Kim Livelsberger, Zoning/Code Enforcement Officer; Erik Vranich, Keller Engineers

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.

Public Comments: None

Chairman Comments: None

Approval of Minutes: Mr. Mutzabaugh moved, seconded by Mr. Hawkins, to approve the minutes from October 16, 2025. Motion carried, (4-0) Mr. Burne abstained as he was not present at that meeting.

Business:

- David Updyke Preliminary/Final Subdivision Plan: Mr. Sharrah presented the subdivision plan, explaining that it includes a tract in Mount Joy Township and an addition to a lot located across the road in Germany Township. The plan creates two frontage lots along Miller Road, and soil testing has been completed. He noted that all lots will continue to qualify for Clean and Green. The County, which administers zoning for Germany Township, also reviewed the plan.

Mr. Vranich stated that when a property is subdivided or developed along a Township roadway, the Township has the authority to require upgrades to bring the adjacent roadway up to current standards. Miller Road is a narrow, essentially single-lane roadway that does not meet those standards, and the proposed subdivision would add two new lots accessing the road. Although traffic impacts would be minimal, this presents an opportunity for the Township to require roadway improvements at the developer's expense. If the Township chooses not to require the upgrades now, it may be unable to impose such requirements on future developers along Miller Road, potentially leaving the responsibility for improvements to the Township in the future.

Ms. DeGeorge, the property owner at the end of Miller Road, expressed concern. She stated she owns the portion of Miller Road that turns into her residence. Without the installation of a proper turnaround, vehicles that mistakenly travel down the private section of the road would have no space to turn around. She stated that, in that case, she may need to install a gate to prevent unauthorized access and repeated use of their property for turnarounds.

Mr. Mutzabaugh moved seconded by Mr. Mearns, to table the plan to allow time for Mr. Sharrah to provide additional information regarding options for not widening the road or for incorporating a possible turnaround. Motion carried, unanimously.

- **Futurestake Preliminary/Final Subdivision Plan:** Mr. Sharrah stated Mr. Tim Shields is proposing to subdivide his property into two new 10-acre building lots, with the remainder to stay as part of the existing farm. Soil testing has been completed for Lots 1, 2, and 3, and both primary and backup septic sites have been identified. The old house on Lot 1 has been removed, and a replacement dwelling will utilize the approved test site if the existing system fails. Mr. Vranich reported that the remaining review comments are minor and can be easily addressed. Future development of the new lots will require compliance with stormwater regulations, and confirmation of adequate sight distance for the proposed driveways is still needed. County Planning Commission comments dated October 29 raised no significant issues, noting only an advisory concern regarding lot lines crossing municipal boundaries.

Mr. Burne moved, seconded by Mr. Mutzabaugh, to conditionally approve the plans and subject to the recommendations in the Zoning Officer and Engineers letters allowing the plan to move forward to the Board of Supervisors. Motion carried, unanimously.

- **Scott/Toms Sewage Facilities Planning Non-Building Declaration:** The Planning Commission reviewed the Sewage Facilities Non-Building Declaration for the Scott and Toms subdivision plan. Mr. Sharrah explained that the plan involves a simple land swap between two adjoining lots. Portions of Lot 1 will be added to Lot 2, and a small triangular area across the creek from Lot 2 will be transferred to Lot 1. The creek will continue to serve as the boundary line. The majority of the property lies in Germany Township; only a small portion within the creek area is located in Mount Joy Township. Because the plan involves a lot addition and adjustments to existing lot lines, a Sewage Facilities Non-Building Declaration is required. The declaration confirms that the proposal is consistent with the Township's Comprehensive Plan and that no new sewage facilities are proposed. The Board of Supervisors previously approved the subdivision plan, but the declaration itself was not available at that time. The sewage enforcement officer must also sign the form to ensure that no suitable replacement septic areas are compromised by the land transfer.

Mr. Mearns moved, seconded by Mr. Hawkins, to approve the signature of the Scott/Toms Sewage Facilities Planning Non-Building Waiver. Motion carried, unanimously.

Adjournment. With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary