

MOUNT JOY TOWNSHIP SUPERVISORS

MINUTES

Thursday, June 19, 2025

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 7p.m.

Present: Christine Demas, Chairman; Chad Yingling; Bernie Mazer; Sandy Yerger

Absent: Todd McCauslin, Vice Chairman

Also Present: Issac Wakefield, Solicitor; Kim Livelsberger; Zoning/Code Enforcement Officer

Chairman Comments: Chair Demas stated the office will be closed on Friday in recognition of the Juneteenth holiday. She apologized for those on Zoom, stating the rain impacts bandwidth which is an issue with Verizon. Finally the work planned on Barlow Two Taverns Road should be completed within a couple of weeks, the weather has caused the delay.

Public Comments: Al Moyer, Director of Gettysburg Area Recreation Authority, thanked the board for a \$4,000 donation and detailed various park improvements and would like to investigate possible partnerships between GARA and the Township.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Supervisor Mazer made a motion to withdraw the minutes from the omnibus due to not being present at the meeting, seconded by Supervisor Yingling, motion accepted

Motion included acceptance of the following reports: Treasurer Report, Roadmaster's Report, Engineer Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report. Motion approved unanimously.

Motion to approve the Minutes of the Board of Supervisors meeting on May 22, 2025, Supervisor Yingling moved, seconded by Supervisor Yerger, to approve the minutes as presented. Motion carried, unanimously.

ACTION ITEMS:

- **Presentation of Audit:** Chair Demas stated that this year the Township engaged a new auditing firm, Boyer & Ritter, and noted that their audit process was both thorough and constructive. The rigor of the audit prompted the Township team to critically evaluate internal procedures and work toward ensuring that financial processes are not only compliant but exemplary. Chair Demas then introduced Senahid Zahirovic a Principal at Boyer & Ritter and the lead auditor responsible for overseeing the audit. Mr. Zahirovic explained the purpose of the audit, how it was conducted, and what areas were audited. He reported that the Township received an unmodified opinion, the highest possible rating for an audit of this nature. The financial statements were found to be accurately reported in accordance with the Department of Community and Economic Development (DCED) regulatory basis of accounting, and the audit was conducted in compliance with Generally Accepted Auditing Standards (GAAS).

Mr. Zahirovic concluded by thanking Township staff for their cooperation and expressed his appreciation for the opportunity to work with the Township. He provided his contact information for any future questions. Supervisor Mazer moved, seconded by Supervisor Yingling, to accept the audit. Motion carried, unanimously.

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- **Junkyard Inspections Report:** Chair Demas took a moment to recognize Code Enforcement Officer Kim Livelsberger, who also oversees zoning. She commended Ms. Livelsberger for adopting a more collaborative approach to enforcement, working proactively with residents to resolve issues before issuing violation notices. She emphasized that this approach not only saves the Township money but leads to better long-term outcomes.

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. Two minor violations involving unlabeled containers were corrected during inspection. She recommended the renewal of all 10 junkyard licenses for the 2025–2026 term. Supervisor Mazer moved, seconded by Supervisor Yerger, to renew the 10 junkyard licenses that have been inspected in 2025. Motion carried, unanimously.

- **Commercial Outdoor Storage Ordinance – discussion:** Chair Demas commended the Planning Commission for their proactive work with presenting the ordinance. The Board expressed concern on certain aspects of the proposed zoning amendment, particularly the fencing requirements—may have overreached in certain areas. It was noted the need to clarify the intent, especially regarding how it affects new contractors or tradesperson headquarters with outdoor storage, rather than existing, lawful non-conforming uses. There was general consensus among the Board to narrow the focus of the amendment to contractor/tradesperson headquarters with outdoor storage, excluding unrelated uses like agriculture that were included in earlier drafts. The Board discussed the need to provide clearer parameters and scope to the Planning Commission. Supervisor Mazer moved, seconded by Supervisor Yingling, to table the item and refer it back to the Planning Commission with more specific direction. Motion carried unanimously.

- **Alpha Fire Department disbursement for 4th quarter of 2024:** Supervisor Mazer moved, seconded by Supervisor Yerger, to approve disbursement for the 4th quarter of 2024. Motion carried unanimously.

Adjournment: With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yerger, to adjourn the meeting. Motion carried. The meeting adjourned at 7:30 p.m.

Executive Session: Started 7:34 p.m., Ended 7:46 p.m. related to possible litigation issues

Respectfully submitted,

Sheri Moyer
Township Secretary