

**Mt. Joy Township  
Planning Commission Regular Meeting  
Tuesday, December 9, 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 November 11, 2025. Motion carried, unanimously.

**Business:**

- David Updyke Preliminary/Final Subdivision Plan: Mr. Sharrah stated that they are still doing research on the road so no action needs to be taken and the plan is tabled until next month.
- White Run Terrace Preliminary Subdivision Plan: Mr. Sharrah presented the plan on the proposed subdivision, noting that the property fronts on Route 97 and White Church Road. An earlier plan to connect to the White Run/PA Water Company system was abandoned due to water quality issues related to total suspended solids. The revised plan proposes three building lots, each to be served by individual wells. Three test wells have already been drilled.

Access will be from a single entrance on Church Road, with an emergency-only access road equipped with a gate and lock Box. Although the plan results in a cul-de-sac longer than normally permitted, the applicant indicated that PennDOT and the Township preferred this layout over creating a second access on the nearby hill due to safety concerns.

Two lots will be reconfigured to meet the required 10-acre minimum lot size. White Run Regional Sewer has requested an easement along the property line for potential future public sewer extension, which the developer has agreed to provide, including removal of a pavement section should sewer be extended. The developer has applied for the necessary NPDES permit and is addressing all administrative, engineer, and staff review comments.

Mr. Vranich recommended that the Planning Commission table the plan this evening to allow the applicant time to address outstanding review comments. The applicant will revise the plan in response to the engineer's and zoning officer's review letters and will seek clarification from staff as needed. Once revisions are completed, the updated plan will be resubmitted to the Township

for review prior to a future Planning Commission meeting, at which time staff anticipate providing cleaner, consolidated review letters.

Mr. Burne moved, seconded by Mr. Mutzabaugh, to table the plan. Motion carried, unanimously.

Mr. Burne raised concern about a property on Taneytown Road containing junk. Ms. Livelsberger noted that the Township does not have a general maintenance ordinance for yard items but may take action if a health or safety violation exists. Chair Demas explained that the Township is now complaint-driven; residents should report concerns to trigger enforcement. Ms. Livelsberger, in her role as Zoning Officer and Code Enforcement, can act within the limits of the ordinance.

**Adjournment.** With no further business, Mr. Mutzabaugh moved, seconded by Mr. Burne, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Sheri Moyer  
Township Secretary