

**Mt. Joy Township
Planning Commission Regular Meeting
April 8 2025**

Meeting Minutes

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

Also Present: Christine Demas, BOS Chair; Sandy Yerger, Supervisor; Kim Livelsberger, Zoning & 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.

Public Comments: None

Chairman Comments: None

Approval of Minutes from March 11, 2025: Mr. Burne moved, seconded by Mr. Mutzabaugh, to approve the minutes from March 11, 2025. Motion carried, unanimously.

Business:

- Draft Ordinance to Define and Add Specific Requirements for Outdoor Storage: Key points discussed was whether the ordinance should apply only to trade persons' headquarters or be open to all commercial properties. The commission debated the enforceability of a 24-hour time limit for stored materials and the need for clear definitions to avoid confusion. They proposed broadening the ordinance to include all commercial uses and removing specific time limits, instead focusing on environmental and safety hazards.

A motion was made by Mr. Burne, seconded by Mr. Hawkins, to move the ordinance to the Solicitor to draft for the Board of Supervisors adding Commercial Outdoor Storage to the Table of Uses with a "Permitted" designation in the BPC and BPC-O columns so that the ordinance is more broadly applied to include commercial properties and businesses beyond just construction company or tradesperson headquarters. The time requirement in Section 3. XX (i) be removed. Vehicles are to be removed from Section 2. And add language that allows the Zoning Officer to address the commercial outdoor storage if the stored material becomes improperly maintained, or junk, or a safety or environmental hazard, as those terms are applied in other township ordinances, Motion carried, unanimously.

Adjournment. With no further business, Mr. Mearns moved, seconded by Mr. Mutzabaugh, to adjourn the meeting. Motion carried, unanimously. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary

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