



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on December 20, 2023

1. Chairman Rodney Boll called the meeting to order at 7:03 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Pledge of Allegiance
3. Roll call of the Planning Commission Members:

Kevin Baker — Present

Rodney Boll — Present

Gerald Cole — Absent

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Zoning Officer

4. Public Comment:

Jake Shirk, co-owner of Sloan's Pharmacy, addressed the Commission regarding the Pennmark rezoning proposal. They wish to expand the business at the Norlanco Medical Center near the Pennmark site but is challenged given the existing building the pharmacy is in.

5. Consent Calendar:

- a. Approve and ratify the minutes of the December 4, 2023 meeting

A motion was made by Kevin Baker and seconded by Arlen Mummau to approve the consent calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Proposed Amendment to the Zoning Ordinance by Elizabethtown Mount Joy Associates, L.P. / Pennmark Management Company – Proposal to rezone approximately 22 acres at the northeastern corner of Cloverleaf Road and West Main Street from C-1, Limited Commercial to C-2, General Commercial (Tax Account #461-00486-0-0000 & #461-82176-0-0000).

Attorney Dwight Yoder presented information on behalf of Pennmark Management Company. Bob Sichelstiel and Justin Bartholomew from Pennmark were also in attendance. He reviewed the Lancaster County Planning Commission comments with the Commission. The County comments generally noted that the subject property is suitable for non-residential development due to infrastructure availability and support from local planning documents, though the review did advocate for mixed-use zoning. Attorney Yoder acknowledged that Pennmark's prior rezoning request asked to rezone too much land and this proposal is a more appropriate scale. The site is surrounded on three sides by commercial zones and there is a small amount of developable land in the Township zoned C-1 or C-2.

Mr. Mummau commented about the importance of how the property is developed and what uses go in there. Mr. Sichelstiel noted that his company has a large portfolio of shopping centers in seven states with about a 50/50 mix of local and national businesses.

Mr. McKinne cautioned that a decision on rezoning land should consider any of the uses permitted in the district, not just what is presented during meetings. Can the road network support anything that is allowed there in the C-2 District?

Mr. Oberholtzer asked about the difference in minimum lot size between the C-1 and C-2 Districts. He was also concerned with the collective effects of new home construction, the warehouse in West Donegal Township, etc. Attorney Yoder said that the proposed shopping center exhibit is designed at the maximum lot coverage, so this could be considered as the most intensive way to develop the property. The Act 209 impact fee scales with the intensity of development and those fees can be used to offset traffic with roadway improvements.

Mr. Baker asked how many acres Pennmark owns on the west side of Cloverleaf Road. Mr. Sichelstiel replied 17 acres, though most are landlocked or used for stormwater detention. A discussion took place about the traffic study and what role PennDOT plays in the study and associated improvements.

Carol Hess, 210 Ridge Run Road, expressed ongoing concerns with the proposed commercial development. She also pointed out that Pennmark's agricultural land east of the site has not been maintained for a while and is grown up with weeds.

Mr. Boll asked what the chances are that the plan on the table is what gets built. Attorney Yoder noted the considerable cost already put into design and engineering, which should be viewed as Pennmark's intent to follow through. The Aldi and Wawa leases are based on the proposed layout as well. They discussed the pros and cons of a cohesive commercial development with more intensity under C-2.

A motion was made by Kevin Baker and seconded by Arlen Mummau to recommend that the Board of Supervisors adopt the rezoning ordinance. Kevin Baker, Arlen Mummau, and Rodney Boll voted in favor. Delmar Oberholtzer voted against. Michael McKinne abstained from voting due to a lack of traffic study information. The motion passed 3-1.

## 7. New Business:

- a. Proposed Ordinance to Amend and Update the Official Map – Proposal to amend the Township's Official Map – Sheet 3 Recreational Facilities. If adopted by the Board of Supervisors, the map will include a proposed fourth park location near the intersection of Sheaffer and Schwanger Roads.

Mr. Evans introduced the proposed amendment to include a proposed fourth park location within the growing residential development area. The site was identified in the Township's updated Park, Recreation, and Open Space Plan. Including it on the Official Map will help implement this goal in the future.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to recommend that the Board of Supervisors adopt the ordinance. All members present voted in favor of the motion.

- b. Proposed Ordinance to Amend Chapter 119, Subdivision and Land Development, and Chapter 135, Zoning – Proposal to amend the SALDO and Zoning Ordinance with administrative and technical changes and updates.

Mr. Evans introduced multiple amendments to the SALDO and Zoning Ordinance that were compiled by himself and the Township Engineer over the past couple years. The amendments predominantly consist of typographical edits and changes to outdated procedures. Additionally, the SALDO references a list of acceptable street trees but did not provide the list of allowable species. This is also included in the amendments.

A motion was made by Delmar Oberholtzer and seconded by Arlen Mummau to recommend that the Board of Supervisors adopt the ordinance. All members present voted in favor of the motion.

As a follow-up, Mr. McKinne asked where the SALDO allows the Township to deny development if the traffic study fails to meet requirements. Mr. Evans will look into this and report back.

8. Initial View: NONE
9. Correspondence: NONE
10. Other Business: NONE
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, January 22, 2024** beginning at 7:00 P.M.
12. A motion was made by Delmar Oberholtzer and seconded by Kevin Baker to adjourn the meeting at 9:25 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Justin S. Evans".

Justin S. Evans, AICP  
Zoning Officer