



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on January 27, 2025

1. Vice-Chairman Delmar Oberholtzer called the meeting to order at 7:00 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 — Absent

Delmar Oberholtzer — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Jackie Wilbern, Zoning Officer; Josh Brengel, PE, Twp. Engineer

4. Appointment of Officers:

Chairman – A motion was made by Kevin Baker and seconded by Michael McKinne to appoint Delmar Oberholtzer as Chairman. All members present voted in favor of the motion.

Vice Chairman – A motion was made by Michael McKinne and seconded by Kevin Baker to appoint Bill Weik, Jr. as Vice Chairman. All members present voted in favor of the motion.

Secretary – A motion was made by Kevin Baker and seconded by Bill Weik, Jr. to appoint Rodney Boll as Secretary. All members present voted in favor of the motion.

5. Public Comment: NONE

6. Consent Calendar:

a. Approve and ratify the minutes of the December 18, 2024 meeting

b. Authorize the Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Cloverleaf Self Storage (#23-12-FLDP)

c. Accept additional time in which to take action on the Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP) – new deadline is April 26, 2025

d. Accept additional time in which to take action on the Minor Land Development Plan for Bob Brubaker Ag Operation (#24-24-MLDP) – new deadline is May 18, 2025

A motion was made by Kevin Baker and seconded by Bill Weik, Jr. to approve the consent calendar. All members present voted in favor of the motion.

7. Old Business:

- a. Final Subdivision & Land Development Plan for 1376 Campus Road Phase 2 (#24-20-FLDP): Proposal to develop Phase 2 of the residential development located at 1376 Campus Road. This phase consists of 27 single-family detached dwelling units in condominium ownership on Lots 6, 7, & 8 of the overall site, which is located in the R-2 – Medium-Density Residential District. The dwellings will be served by public water and sewer facilities. Chris Venarchick confirmed that the homeowner owned only the land under the footprint of the home.

A motion was made by Kevin Baker and seconded by Rodney Boll to approve the Final Subdivision & Land Development Plan for 1376 Campus Road Phase 2 (#24-20-FLDP) subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated January 14, 2025.
2. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
3. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61, unless otherwise modified by the Mount Joy Township Board of Supervisors. This fee shall be \$25,676. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
4. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
6. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
7. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

8. New Business:

- a. Land Development Waiver Request for TS Land LLC (#25-01-WAIV): Proposal to redevelop a 0.81-acre commercial property located at 467 Hershey Road. An existing building will be demolished and a new 2,888-sf. convenience store with fuel pumps. The property is located in the MU, Mixed-Use District and is served by an on-lot well and sewer system.

The applicant was not present. A motion was made by Michael McKinne and seconded by Bill Weik, Jr. to table the waiver request application. All members present voted in favor of the motion.

- b. Land Development Waiver Request for J. Hubler Landscaping (#25-02-WAIV): Proposal to construct a 9,000-sf. pole barn as an accessory building to store trucks, equipment, and supplies for an existing landscaping business located at 202 Ridgeview Road North. The property is located within the A, Agricultural District and contains approximately 8.589 acres.

Todd Smeigh explained that the 8-acre property is located in the A Zone, pointing out that PP&L is aware of storage buildings located in their right-of-way. He stated the intent is not to expand the existing business, but to erect a storage shed. There will be no change to the number of employees and no additional entrance to the road or additional trips generated. John Hubler explained he currently has three shipping containers on the property as well as items sitting out in the rain and doesn't look nice. He intends to get rid of the three storage containers and hoop building, putting everything from those containers as well as the trucks sitting out into the proposed building. He said the neighbor is selling him a 20-foot strip of land to address a setback issue, having thought the fence was the property line. No water, only electric will service the proposed structure. Josh Brengel confirmed stormwater permitting would still be required, if the land development waiver was granted.

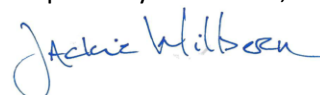
Mr. Smeigh asked the Planning Commission not to require the Township Engineer's two recommended conditions: the trail and road widening. Discussion ensued as to the original intent of the trail location on the Official Map. Michael McKinne stated the Official Map is the business of the Board of Supervisors, and that the Planning Commission would be overstepping its bounds by authorizing a waiver affecting the Official Map. Delmar Oberholtzer inquired about a deferral instead of a waiver. Mr. Brengel recommended the applicant show an easement for the trail.

Mr. Hubler inquired about the required road widening improvements and being charged 110% for those improvements. Mr. Smeigh stated the proposed structure is just to preserve equipment and agreeing to an easement or a deferral is an encumbrance on the property.

Bill Weik, Jr. recommended waiting until they had additional information and tasked Manager Kaufman and Zoning Officer Wilbern to gather information. A motion was made by Delmar Oberholtzer and seconded by Bill Weik, Jr. to table the waiver request application. All members present voted in favor of the motion.

- 9. Initial View: NONE
- 10. Correspondence: NONE
- 11. Other Business: NONE
- 12. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on Monday, February 24, 2025 beginning at 7:00 P.M.
- 13. A motion was made by Kevin Baker and seconded by Bill Weik, Jr. to adjourn the meeting at 7:54 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Jackie Wilbern
Zoning Officer