



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors

May 12, 2025 @ 7:00 p.m.

AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.

2. Roll call of the Supervisors.

3. Public Comment:

An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.

4. Consent Calendar:

- a. Approve and ratify the minutes of the April 21, 2025 meetings.
- b. Approve payment of all bills via Bill List #08-2025 in the amount of \$261,179.42; Bill List #08a-2025 in the amount of \$77,000.00; and Bill List #09-2025 in the amount of \$402,142.23 and ratify the payment of all payrolls for the period of April 18, 2025 through May 1, 2025 inclusive, in the amount of \$20,507.28 which represents one pay period.
- c. Stormwater Management Officer: Appoint Joseph B. Price as the Mount Joy Township Stormwater Management Officer.
- d. Elizabethtown Regional EMA: Adopt a resolution whereby, upon adoption, Kim Kaufman, Township Manager and Curtis J. Thompson, EMA Coordinator are authorized signatories of the established account.
- e. Elizabethtown Regional EMA: Appoint Kim Kaufman, Township Manager, and reappoint Chief Mark Mayberry, Northwest Regional Lancaster County Police Department, as members of the Emergency Management Council for 2025.
- f. Bear Creek Estates; 24-23-FLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement; Amendment to Stormwater Management Agreement and Declaration of Easement; Agreement providing for Grant of Road Maintenance Easement (East College Avenue); Agreement Providing for Grant of Road Maintenance Easement (Sheaffer Road); Agreement Providing for Grant of Drainage Easement (Easement O); Agreement Providing for Grant of Drainage Easement (Easement N); and Agreement Providing for Grant of Drainage Easement (Easement P) and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse.
- g. Bear Creek Estates; 24-23-FLDP: 1) Approve and sign the Land Development Agreement and 2) Accept Letter of Credit #2320020148, in the amount of \$3,135,793.21, as issued by Univest Bank and Trust Co. to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Bear Creek Estates land development plan located along Sheaffer Road and East College Ave.

5. DOC Training Academy:

Representatives of the DOC Training Academy will be attending to introduce themselves and provide information on what the training academy does.

6. 2360 Sheaffer Road LLC – Rezoning Petition:

Discussion on and, if appropriate, a motion to 1) accept the Petition to Rezone land identified as Tax Parcel #460-61744-0-0000 from its present classification of Rural (R) to Medium Density Residential (R-2); 2) authorize the Township Solicitor to prepare and advertise an ordinance; 3) forward the Petition to Rezone to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and 4) to schedule a public hearing to be held during the July 21, 2025 Board of Supervisors meeting.

7. Traditions of America – Mount Joy:

Presentation by representatives of Traditions of America concerning the possible development of the Weidman property, Tax Parcel #461-17897-0-0000, along Snyder Road which would include 154 single family lots, 66 duplex lots, clubhouse and amenities.

8. Bear Creek – Proposed Road Closure:

Devin Bell from Abel Construction will be in attendance to discuss the closure of Bear Creek road for road improvement work for Bear Creek Estates development.

9. Alternate Sewage Enforcement Officer:

Discussion on and, if appropriate, a motion to begin interviews for an alternate Sewage Enforcement Officer.

10. Wide-Format Machine:

Discussion on and, if appropriate, a motion pertaining to the proposals to replace the 8-year old wide-format scanner, printer and copier machine.

11. MESA:

Discussion on collection of MESA fees for apartment complexes.

12. Administrative staff reports:

13. Supervisor's reports and comments:

14. Reports: *Written – on file

Administrator*
Code Enforcement/Rental Inspections*
Community Development Director*
Elizabethtown Area Water Authority*
Elizabethtown Public Library
Elizabethtown Chamber of Commerce
Elizabethtown Regional Sewer Authority*
Engineer
Fire Department Mount Joy*
Friendship Fire & Hose Co.*
GEARS*

Mastersonville Fire Co.
MESA*
Milanof-Schock Library*
Park and Recreation Board
Planning Commission*
Public Works Department*
Regional Police Department*
Rheems Fire Department Co.*
Sewage Enforcement Officer
Zoning Hearing Board*
Zoning Officer - Permits*

15. Correspondence:

- a. Letter from Maria Bebenek, Program Manager, DEP, dated May 5, 2025, re Approval Letter – Revision for 2113 Cloverleaf Road repair. (E-mailed to Supervisors 05-05-2025.)

16. Other Business:

17. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on **Monday, June 16, 2025**, beginning at 7:00 P.M.

18. Adjournment.