



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
717.367.8917 • 717.367.9208 fax  
www.mtjoytp.org

## Mount Joy Township Planning Commission July 28, 2025 – 7:00 P.M. AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of the Planning Commission members:

Kevin Baker  
Rodney Boll  
Gerald Cole  
Michael McKinne

Arlen Mummau  
Delmar Oberholtzer  
Bill Weik, Jr.

4. Public Comment
5. Consent Calendar:

The following agenda items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately and for that item to be voted on separately:

- a. Approve and ratify the minutes of the June 23, 2025 meeting
- b. Authorize the Assistant Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Amir Boutorabi (583 Trail Road N)

6. Old Business:

- a. Robert L. Brubaker, Jr. & Andrea R. Brubaker (#25-12-WAIV) – Requested waivers of §119-52.J(3)(a), 119-53.B(2), & 119-53.C (road frontage improvements) pertaining to the proposed poultry house development project at 2205 Camp Road. The subject property is 35.0 acres and is located in the A – Agricultural District.

7. New Business: NONE

8. Initial View:

- a. Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP) – Proposal to transfer a 0.88-acre parcel from a 5.881-acre lot located at 1501 Valleyview Road to the applicant's 9.422-acre lot located at 1835 Rissermill Road. Both properties are located in the A – Agricultural District.
- b. Preliminary/Final Subdivision and Land Development Plan for Sloan's Norlanco Pharmacy (#25-10-FLDP) – Proposal to subdivide a 1.8-acre lot from a 3.3-acre tract generally located adjacent to Eagle Parkway for the construction of a pharmacy. The site is located in the C-2 – General Commercial District.

- i. Consideration of waivers:
  - 1) §119-32.C(2) – Traffic Study
  - 2) §119-32.C(6) – Fee in Lieu of Traffic Study
  - 3) §119-52.K(4) – Radius of Cartway Edge
  - 4) §119-52.J(3)(a) – Improvement of Existing Streets
  - 5) §119-53.B(1) – Sidewalks
  - 6) §119-53.C(1) – Curbs
  - 7) §119-62.B – Trails
  - 8) Chapter 125 – Transportation Impact Fee
  - 9) §113-32.A(2)(c) – Loading Ratio
  - 10) §113-32.D – Dewatering Time

9. Correspondence: NONE

10. Other Business:

- a. Discussion – Deferred Road Improvements and Planning Commission Authority
- b. Discussion – Limiting the use of cul-de-sacs as Township roads via Subdivision and Land Development Ordinance revisions

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, August 25, 2025** beginning at 7:00 P.M.

12. Adjournment