



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## **Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on June 23, 2025**

1. Vice Chairman Bill Weik, Jr. 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 — Absent

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Absent

Bill Weik, Jr. — Present

Other Township Representatives Present: Joe Price Community Development Director and Zoning Officer, Ben Craddock, PE – Twp. Engineer, and Kim Kaufman - Township Manager

4. Public Comment:

Bob Brubaker was present and expressed his concerns regarding road improvement deferral agreements. He stated that he recently did the same during the June 16 Board of Supervisors meeting. He said that he spoke with various Township staff personnel but was still unclear on what was being required of him for his recent road deferral condition as part of a conditional approval. He also noted that his recent waiver request for relief from road improvements was denied. Mr. Brubaker asked if it might be possible to pay an impact fee in lieu of road improvements. (Similar to what he paid in 2011 for a previous plan.) Mike McKinne stated that he felt the Planning Commission couldn't approve a fee in lieu of the road improvements. Gerald Cole agreed with Mr. McKinne. Joe Price noted that the Planning Commission allowed an impact fee in lieu of road improvements in 2011 and that Mr. Brubaker agreed to that condition as part of the previous plan approval. He also stated that during their June 16 meeting, the Board of Supervisors directed staff to ask Ben Craddock, Township Engineer and Josele Cleary, Township Solicitor to give their input on the pros and cons of road improvement deferral agreements. Mr. Price went on to say that he recently sent email messages to both of the aforementioned to request their input. The Planning Commission directed staff to look further into the matter of impact fees and road improvement deferrals.

Daniel Beiler spoke of his current plans for a one-room Amish schoolhouse at 2091 Milton Grove Road. He explained that he received a waiver from land development planning last year. His engineer recently submitted a stormwater management plan for review and approval. He stated that the purpose for him being present was to ask the Commission if there was anything they could do to speed up the permitting process. He also wondered about the status of sewage planning paperwork both in the Township but also regarding the PA DEP process.

He also asked Mr. Price if he knew how soon the stormwater management plan would be approved.

Mr. Price responded by informing him that the DEP Component 4A paperwork was all that he needed to complete and that it was on the agenda for the Commission to authorize him to do so. He stated that he could then complete the paperwork tomorrow (Tuesday). Mr. Price explained that the paperwork is then returned to the applicant's representative and that they will then be forwarding it to the PA DEP for their review. Regarding the stormwater management plan, Mr. Price informed him that it could take months for approval and that the process depended largely on his engineer adequately addressing all the Township Engineer's comments. Mr. Price advised Mr. Beiler that he needs to work closely with his engineer/ representative regarding the status of the stormwater management plan. Mr. Price also informed Mr. Beiler that he would need to submit all needed permit applications so staff can begin the review process. Ben Craddock added that the sewage disposal approval is a crucial part of the overall approvment processes. Mr. Beiler again asked the Commission if there was anything they could do to speed up the permit approvals. Mr. Price explained that the Commission simply cannot just do that. Mr. Beiler noted that he would like to have the schoolhouse built by August. Mr. Price asserted again that the permit applications need to be submitted before staff can do anything.

Mr. Todd Smeigh of D.C. Gohn Associates, Inc. offered comments on the sewage planning approval process. There was some back and forth discussion between the Planning Commission and Mr. Smeigh.

5. Consent Calendar:

- a. Approve and ratify the minutes of the May 28, 2025 meeting
- b. Accept additional time in which to take action on the Preliminary Land Development Plan for Westmount Development (#24-19-PLDP) – New deadline is October 24, 2025.
- c. Accept additional time in which to take action on the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 3 (#25-05-FLDP) – New deadline is October 25, 2025.
- d. Accept additional time in which to take action on the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 4 (#25-06-FLDP) – New deadline is October 25, 2025.
- e. Accept additional time in which to take action on the Preliminary/Final Land Development Plan for Lancaster Seed Sales (#25-07-FLDP) – New deadline is October 25, 2025.
- f. Accept additional time in which to take action on the Preliminary/Final Land Development Plan for Pennmark Self Storage (#25-03-FLDP) – New deadline is October 29, 2025.
- g. Authorize signature of the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 2 (24-20-FLDP)
- h. Authorize the Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Grandview Heights Amish School.

A motion was made by Gerald Cole to approve all items on the Consent Calendar with the condition that Joe Price correct a typographical error on the Minutes page 5 to change "Mauer" to "Mummau" and seconded by Mr. McKinne. All members present voted in favor of the motion.

6. Old Business:

- a. Waivers and Modifications for Lancaster Seed Sales Final Land Development Plan(#25-07-FLDP): Proposal to construct a 19,140 SF building expansion, access drives, stormwater facilities, utilities, sidewalks, and other site improvements for the existing commercial business located at 311 Snyder Road. The property is served by public water and sewer facilities.

The Applicant is requesting the following waivers/ modifications, or deferrals from Chapter 119 - Subdivision & Land Development Ordinance:

1. §119-25.C(2) – Preliminary plan submission

2. §119-32.B – Wetland Study
3. §119-52.J(3)(a) – Improvements of Existing Streets
4. §119-57.B – Concrete Monuments
5. §119-57.D – Lot Line Markers

The Applicant is requesting the following waivers/modifications from Chapter 113 – Stormwater Management Ordinance:

1. §113-32.A(2)(c) – Loading Ratio

b. Consideration of Requested Waivers, Modifications or Deferrals

Mr. Todd Smeigh introduced the plan for Lancaster Seed Sales and began to discuss the requested waivers. Mr. Price pointed out that all requests were being recommended for approval with the exception of the road improvements. Karl Dirks of Lancaster Seed Sales began to talk about traffic flows in and about the property. He went on to explain that there is low traffic usage right now and that there are no expected increases in traffic flow. He asked the Commission “Why are we responsible for road improvement?” Mr. Cole asked Mr. Price how soon we could revise the ordinance. Mr. Cole asked Mr. Dirks if they would be willing to hold off on the deferral request to wait until the ordinance could be revised. Mr. Cole stated that the Planning Commission has had issues granting waivers, in particular, with some disagreements with the Board of Supervisors. Mr. Price expressed that this meeting was the first time that staff had been instructed on possibly revising the Subdivision and Land Development Ordinance and that during their June 16 meeting, the Board of Supervisors directed staff only to ask Ben Craddock, Township Engineer and Josele Cleary, Township Solicitor to give their input on the pros and cons of road improvement deferral agreements and that there was no talk of revising the ordinance. There continued to be in-depth discussion between the Commission and Mr. Dirks as well as Mr. Brubaker from the audience on the nature of deferred road improvements. The Commission then asked Mr. Price to provide them with information on the specific authority granted to the Planning Commission in making these types of decisions.

Mr. Cole stated that he thinks there is a way to make road improvements more fair. Kevin Baker said that he would like to see an example of when a road was improved based on a deferral agreement. The Commission then recommended that Mr. Dirks go to the Board of Supervisors to offer comment on this matter.

Mr. McKinne made a motion to approve items 1 through 4 on the Proposed Motions included with the agenda packet. (This corresponds to items 1,2,4 and 5 above.) Item #3, the request to waive §119-52.J(3)(a) – Improvements of Existing Streets, was not acted upon. Gerald Cole seconded the motion which carried unanimously. Mr. Cole then made a motion to approve the modification to §113-32.A(2)(c). Mr. McKinne seconded the motion which carried unanimously.

7. New Business: NONE

8. Initial View:

- a. Final Land Development Plan for 2980 Harvest Road (Elmer Beiler) (#25-08-MLDP) – Proposal to construct a 10,120 SF poultry barn with feed bins and to expand the existing driveway on a 13.5 acre parcel located at 2980 Harvest Road.

Christian Stoltzfus was present to give an overview of his proposed poultry barn. Mr. Baker asked how many birds would be in the barn. Mr. Stoltzfus replied that there would be 7,000. Mr. Baker asked if

there would be a well and Mr. Stoltzfus said that there would be a new well. Mr. Stoltzfus asked if the Township needed to review the Nutrient Management Plan. Mr. Price replied that no the Township is not involved in the approval process. Mr. Craddock added that proof of an approved nutrient management plan would need to be submitted. There was no further discussion.

9. Correspondence: NONE

10. Other Business:


a. Staff Report: Status of Township regulations pertaining to solar energy systems.

Mr. Price mentioned that during the May 28 meeting he was asked to prepare a report on how the Township regulates solar energy systems. He introduced the report that he prepared. Mr. McKinne mentioned some concerns about screening. Mr. Price noted that screening can actually inhibit the function of solar panels by blocking sunlight. Upon no further discussion, Mr. Price suggested that the Commission could review the report in greater detail and take up the matter at a later meeting.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, July 28, 2025** beginning at 7:00 P.M.

12. A motion was made by Kevin Baker and seconded by Gerald Cole to adjourn the meeting at 8:10p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Joseph B. Price

Community Development Director and Zoning Officer