



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Planning Commission

December 22, 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 October 27, 2025 meeting
- b. Acknowledge the additional time granted in which to take action on the on the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 4 (#25-06-FLDP); new deadline is March 24, 2026
- c. Allow the Assistant Zoning Officer to execute Section D of the Request for Planning Waiver & Non-Building Declaration pertaining to the Minor Subdivision Plan for 1501 Mill Road (25-14-MSDP)
- d. Sign the Preliminary/Final Land Development Plan for Repler Investments LP (23-05-FLDP)
- e. Sign the Final Minor Subdivision Plan for Lancaster County Career and Technical Center Mount Joy Campus Lot 2 (#24-12-FSDP)

6. Old Business:

- a. Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 3 (#25-05-FLDP): Proposal to develop Phase 3 of the residential development located at 1376 Campus Road. This phase consists of 47 single-family dwelling units which is located in the (R-2) Medium-Density Residential District. The dwellings will be served by public water and sewer facilities.
  - i. Consideration of conditional plan approval
- b. Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (#25-13-MLDP): Proposal to construct two 28,560-sf. poultry barns, manure storage, and other associated improvements on an 88.95-acre tract located at 7573 Elizabethtown Road. The property is in the (A) Agricultural District and is served by on-lot water and sewer facilities.

i. Consideration of waivers:

- (1) §119-31.A(1) – plan scale
- (2) §119-52.J(3)(a), §119-53.B(2), & §119-53.C – improvement of existing streets
- (3) §113-37.C(1)(D)(3) – swale slope

ii. Consideration of conditional plan approval

- iii. Acknowledge the additional time granted in which to take action on the plan; new deadline is January 25, 2026 (contingency in case plan is not conditionally approved)

- c. Minor Subdivision Plan For 1501 Mill Road (#25-14-MSDP): Proposal to subdivide a 4.28-acre tract into two lots; one containing an existing single-family dwelling and the other containing 6 mobile home units. The property is located in the (R) Rural District and is served by public sewer and private water supply system.

i. Consideration of conditional plan approval

- d. Minor Subdivision Plan – Ironwood Real Estate, LLC (#25-16-MSDP) – Proposal to subdivide a 1-acre lot containing an existing nonresidential building from a 3.73-acre property with an existing shopping center. The property is located at 1551 South Market Street and is in the (C-2) General Commercial District and is served by public sewer and water facilities.

i. Consideration of waivers:

- (1) §135-299.E(2) & §119-31.D(12) – clear sight triangles & safe stopping sight distances
- (2) §119-25.C(2) – preliminary plan requirement
- (3) §119-31.C(3) – existing features within 200' of the site
- (4) §119-32.B & §119-34.E(3)(c) – wetlands study
- (5) §119-52.J – road frontage improvements

ii. Consideration of conditional plan approval

7. New Business:

- a. Review and provide recommendation to the Board of Supervisors regarding the proposed rezoning of 2360 Sheaffer Road from (R) Rural District to (R-1) Low-Density Residential District.
- b. Review and provide recommendation to the Board of Supervisors regarding the proposed text amendments to facilitate a mixed-use development generally located at the Route 283 Hershey Road interchange.

8. Initial View:

- a. Minor Subdivision Plan for Lancaster Farm Sanctuary (#25-17-MSDP) – Proposal to subdivide 0.448-acre and 0.117-acre parcels from adjoining lots to be added to a 17.6-acre tract for the purpose of providing public road access. All properties are located in the (A) Agricultural District.
  - i. Consideration of a waiver of Section 119-58 – wetland study and delineation

9. Correspondence: NONE

10. Other Business:

- a. Vacancy on Planning Commission
- b. Road frontage improvements discussion

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, January 26, 2026** beginning at 7:00 P.M.
12. Adjournment