



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

1. 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 — Absent

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer

4. Public Comment:

Joshua Deering from the Mount Joy Borough Planning Commission addressed the Commission regarding Mount Joy Township's involvement in the Donegal Region Comprehensive Plan. The region consisting of Mount Joy Borough, Marietta Borough, East Donegal Township, and the Donegal School District intends to hire a consultant such as Rettew Associates and is seeking funding from the PA "MAP" grant program. He requested a letter of support from the Township and to budget for a contribution to the effort which may begin in mid-2026.

5. Consent Calendar:

- a. Approve and ratify the minutes of the September 22, 2025 meeting
- b. 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 December 22, 2025

A motion was made by Kevin Baker and seconded by Arlen Mummau to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business: NONE

7. New Business: NONE

8. Initial View:

- a. 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.

Jeremy Fogel of Ironwood Real Estate presented the plan to the Commission, stating his profession as a retail/commercial center developer. He wishes to purchase the old Taco Bell building to renovate and lease it to a new tenant looking for restaurant space. However, CVS is not interested in turning the building into a condominium so it must be subdivided onto a separate lot.

The key hurdle for the proposed subdivision is impervious coverage. Zoning allows a maximum of 65% and the current property has a pre-existing condition of 70.7%. The subdivision will result in 75.8% lot coverage for the remaining shopping center lot, though the smaller lot will comply with this provision.

Mr. Cole asked if the new lot line can be extended all the way to the rear property line. It can, but that would result in even greater impervious coverage for the shopping center lot. He wishes to keep the variance request to a minimum. The plan will be back before the Commission after the zoning hearing and addressing the Township's review comments.

9. Correspondence: NONE

10. Other Business:

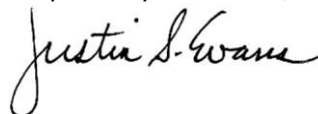
The Commission did not have comments on the draft Manheim Central Region Comprehensive Plan or the Township's proposed 2026 public meeting schedule.

Mr. Oberholtzer brought up the required road frontage improvements issue that is an ongoing topic throughout the year. The Commission is searching for options other than waivers and deferrals where the conditions warrant an alternative. This becomes an important issue when the frontage improvement obligations exceed the impact of the plan being considered. Mr. Evans stated that either an amendment to the Subdivision and Land Development Ordinance and/or a policy to guide the Planning Commission are suitable instruments. This will be back on the agenda at the next Planning Commission with greater staff input for consideration.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 24, 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 7:45 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive, flowing style.

Justin S. Evans, AICP
Assistant Zoning Officer