



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Planning Commission – **Rescheduled Meeting**

**January 29, 2026 – 7:00 P.M.**

### AGENDA

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

Kevin Becker

Delmar Oberholtzer

Rodney Boll

Karen Sweigart

Michael McKinne

Bill Weik, Jr.

4. Election of Officers
5. Public Comment
6. 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 December 22, 2025 meeting
- b. Authorize signature of the Preliminary/Final Land Development Plan for Sheetz – Elizabethtown, PA (Veterans Drive) (File #24-22-FLDP)

#### 7. Old Business:

- a. Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP) – Lot line change plan conditionally approved at the August 25, 2025 Planning Commission meeting.
  - i. Consideration of a waiver of §119-57.D – lot corner markers
- b. 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) §119-25.C(2) – preliminary plan requirement
    - (2) §119-31.C(3) – existing features within 200' of the site
    - (3) §119-32.B & §119-34.E(3)(c) – wetlands study
    - (4) §119-52.J – road frontage improvements
  - ii. Consideration of conditional plan approval

- c. 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 waivers:
    - (1) §119-32.B & §119-35.E(3)(c) – wetlands study
    - (2) §119-52.J – road frontage improvements
  - ii. Consideration of conditional plan approval
- d. Petition to Amend the Zoning Ordinance – 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.
- e. Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): Proposal to develop a 36.258-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. It will be served by public water and sewer facilities and is located in the R-2 – Medium-Density Residential District. A portion of the adjacent Werner property to the west will be subdivided and added to the subject property to enable the extension of Bradfield Drive to the terminal cul-de-sac at the western boundary.
  - i. Consideration of waivers:
    - (1) §119-56.E – easement width
    - (2) §113-31.J(2) – stormwater management basin setback from sinkholes
    - (3) §113-31.L(1) – depth to limiting zone
    - (4) §113-37.C(1)(a)[3] – pipe cover
    - (5) §113-37.C(4)(d)[2] – inlet type
  - ii. Consideration of preliminary plan approval
- f. Road Frontage Improvement Requirements – Review the draft policy to address waiver requests for properties outside of the Designated Growth Area.

8. New Business:

- a. Greiner Industries Outdoor Storage Area (#26-01-WAIV) – Proposal to develop a 5.44-acre outdoor storage area at the Greiner Industries' 59.55-acre site located at 1650 Steel Way Drive. The property is zoned (LI) Light Industrial and contains multiple industrial buildings at the facility.
  - i. Consideration of a land development waiver

9. Initial View: NONE

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, February 23, 2026** beginning at 7:00 P.M.

12. Adjournment