



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on December 22, 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 — Present
Gerald Cole — Present
Michael McKinne — Present

Arlen Mummau — Present
Delmar Oberholtzer — Present
Bill Weik, Jr. — Present

Other Township Representatives Present: Joshua Brengel, Lancaster Civil Engineering Co. (Township Engineer); Justin Evans, Assistant Zoning Officer

4. Public Comment:

Mr. Oberholtzer announced that two items were removed from the agenda by the applicants. Item 6d: Minor Subdivision Plan – Ironwood Real Estate, LLC (#25-16-MSDP) and item 7a: Proposed Rezoning of 2360 Sheaffer Road from (R) Rural District to (R-1) Low-Density Residential District.

Joshua Deering from the Mount Joy Borough Planning Commission returned to request support for Mount Joy Township's participation in the Donegal Area Comprehensive Plan. Around 3,500 township residents live in the Donegal School District, so joining this planning effort will help improve their connection to resources in the Mount Joy area. Mr. Evans explained that the township's participation in the Elizabethtown Area plan was a framework update of the previous iteration with the help of County Planning Commission staff. Mr. Baker noted the Supervisors' biggest reservation at their last meeting was the \$4,000 contribution. Mr. Deering noted this cost will cover the planning consultant, Rettew Associates, who will hold multiple public meetings and workshops.

Ed and Cindi Hughes announced they were in attendance as a landowner involved in agenda item #8a.

5. Consent Calendar:
 - 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)

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

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.

Chris Venarchick of RGS Associates and Andy Miller of Catalyst Commercial Development presented the plan. They requested approval of phase 3 as set forth on the preliminary plan that established the phasing for the project. Mr. Cole noted he is not a fan of the rectangular open space lot (Lot 4). Mr. Miller noted that it was no longer intended as a tot lot but would become green space with trees and a sidewalk around it. The developer will pay the full parkland dedication fee-in-lieu since the tot lot is removed.

Mr. McKinne expressed concern with the Township's liability for use of the non-motorized path available to the public regarding e-bikes. They are taking over trails and could conflict with pedestrians. This led to a conversation about Township ordinances and addressing the matter in the easement agreement.

The Commission noted that proposed condition #5 was unnecessary since Phase 3 does not contain walking trails. A motion was made by Michael McKinne and seconded by Arlen Mummau to grant approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the "Plan") prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated November 5, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated March 19, 2025.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Road Maintenance Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61, as modified by the Mount Joy Township Board of Supervisors on December 19, 2022 and November 18, 2024. This fee, as modified, is in the amount of \$79,510.00 due to the removal of the proposed pocket park/tot lot. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and

shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.

8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- 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.

Bert Nye from Nye Consulting Services presented the application with the Brandt family. He detailed his progress working through the review letters, including the HOP from PennDOT and preparation of the cost estimate for financial security.

Mr. Nye provided justification for the requested waivers. The plan scale modification will enable them to show the entire property on one sheet but will provide blow up insets at the required scale where construction will take place. A shallower swale slope is appropriate to take flow from the long, flat buildings. Otherwise, the swales would be very deep to maintain the required slope along the lengths of the buildings. A full waiver of the road improvement standards is consistent with PennDOT's approval of their HOP application without roadway widening. All property frontages are on state roadways. Existing driveways on the property are already permitted. Mr. McKinne asked if the roadway improvements can be waived but the additional right-of-way granted given this is a preserved farm. Can the conditions be contingent on the legal rights of the Township?

A motion was made by Bill Weik and seconded by Gerald Cole to grant approval of waivers for §119-31.A(1) – plan scale, §119-52.J(3)(a), §119-53.B(2), & §119-53.C – improvement of existing streets, and §113-37.C(1)(D)(3) – swale slope. Mr. Boll asked if a fee in lieu of the required street improvements should be assessed like other recent examples. A resident should not be penalized for living on a township road versus a PennDOT road. Additional discussion took place before a vote on the motion. All members present voted in favor of the motion.

Proposed condition #5 was removed since it no longer applied due to the granted waivers. A motion was made by Gerald Cole and seconded by Bill Weik to grant approval of the Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (the "Plan") prepared by Nye Consulting Services, Inc., Drawing No. (not provided), dated December 18, 2024, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated December 16, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated August 13, 2025.
3. Applicant shall provide written notification from the holder of the agricultural preservation easement that the proposed project is consistent with the terms of the easement.

4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a copy of the required Highway Occupancy Permit as issued by the Pennsylvania Department of Transportation prior to the release of the final plan for recording.
6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- 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.

Blake Zortman and Aaron Navarro of Landworks Civil Design, LLC presented the application. Since making the first presentation to the Planning Commission, they received a dimensional variance for the outstanding zoning issue. Written notification from the PaDEP will be provided to satisfy comment #10 pertaining to the sewage planning waiver.

A motion was made by Kevin Baker and seconded by Gerald Cole to grant approval of the Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership (the "Plan") prepared by Landworks Civil Design, LLC, Drawing No. 25-0227-001, dated August 29, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated December 12, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated September 13, 2025.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision for Case #250017 dated November 11, 2025.

4. Applicant shall dedicate additional right-of-way along Mill Road as shown on the Plan in a form acceptable to the Township Solicitor and in recordable form. The fully-executed document and legal description shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for the widening of Mill Road. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
6. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- 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.

ITEM WITHDRAWN BY APPLICANT PRIOR TO MEETING – NO ACTION OR DISCUSSION

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.

ITEM WITHDRAWN BY APPLICANT PRIOR TO MEETING – NO ACTION OR DISCUSSION

- 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.

Peter Wertz of McNees Wallace and Nurick, Kim Fasnacht of Rettew Associates, Lauren Carlson of Larson Design Group, and Andrew Miller of Catalyst Commercial Development presented the proposed ordinance. Mr. McKinne asked if the amendments could apply to other properties or if this creates a spot zoning situation. There are other properties that satisfy the locational criteria in the Mixed Use District within 2,500' of an interchange.

The amendments would create a new use called Planned Mixed-Use Development to be permitted by Special Exception in the Mixed Use District. Amended standards could be applied to Catalyst's concept plan for the site located on the south side of the Route 283/Hershey Road interchange straddling the east and west sides of Hershey Road. This concept generally proposes the following:

- A ~200,000 sf warehouse on the east side and a ~200,000 sf warehouse on the west side
- Extension of Buckingham Boulevard from Mount Gretna Road to Old Hershey Road
- A park-and-ride accessible to the public
- Hotel pad, restaurant, retail pad, and similar uses
- Floodplain restoration of a stream on the west side proposed to be used for stormwater management and water quality improvements
- Warehouses built to be leased out to single or multiple users, as subject to a proposed building height increase to 50'
- Turn lanes and traffic signal at the Hershey Road/Buckingham Boulevard intersection
- Apartments located in the Township and Elizabethtown Borough along Buckingham Boulevard
- Wetland area on the east side to be left in a natural state, not to be restored
- Tentative phasing to be 1) Buckingham Boulevard extension with convenience store; 2) restaurant; and 3) warehouse
- Timing for the residential component is based on market demand

Catalyst's site is close to the interchange, which means trucks have a shorter distance on and off the highway. The Buckingham Boulevard extension will also help with circulation as well as the larger area's access to the interchange. Mr. McKinne asked about endangered or threatened species in the east side wetlands. A PNDI search did not identify any but tree clearing and trimming is restricted to certain months due to wildlife in the area.

The applicant was unable to speak on detrimental effects to adjoiners, though they had discussions with multiple neighbors about the project. Large boulders on site will either be moved or built on top of. Wooded areas along the perimeter will be retained as a buffer and an 80' buffer strip will be planted between the Mount Gretna Road residential properties and the warehouse.

Buckingham Boulevard will be at least 36' wide with sidewalk and curb. Their traffic study shows Hershey Road at a level of service C. They are currently in the scoping process with PennDOT. Concern was raised with not adding a traffic signal at the Buckingham Boulevard/Mount Gretna Road intersection once it is extended.

Chairman Oberholtzer directed the Commission members to read the amendments and come back in January for further discussion since the public hearing is scheduled for February. Further discussion included the proposed car wash and the applicability of the proposed development with the Township's zoning and planning documents. The Commission expressed some concern with the proposal as being similar to spot zoning through a text amendment. Mr. Miller conveyed their intent to develop a cohesive site versus subdividing it and submitting separate development plans.

A motion was made by Gerald Cole and seconded by Bill Weik to table discussion until the January meeting. Prior to the vote, Mr. Boll asked about the impacts of increasing the maximum lot coverage from 30% to 50%. The applicant noted it is for the residential component only, which is currently designed at 39% but a 50% standard would add flexibility to the final design.

The floodplain restoration for stormwater management credit involves removal of legacy sediment and restoration of the creek's flow path. Water quality provisions will be in the developed area while rate and volume are handled by the floodplain.

All members present voted in favor of the motion.

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.

Scott Akens of Akens Engineering presented the subdivision plan intended to facilitate a land swap between the Lancaster Farm Sanctuary and the Hughes, the adjoining property owner. This will enable construction of a separate driveway to the LFS property from Milton Grove Road. Currently both the Hughes and LFS use a shared driveway. They are prepared to submit a revised drawing based on the Township review comments. An additional waiver request beyond the wetland study noted on the agenda pertains to the required road frontage improvements along the subject properties.

The Rissermill Road driveway will remain intact since it is wholly owned and used by the Hughes. The driveway connection between the Hughes and LFS lands will be removed to separate vehicular traffic. Additionally, the shared driveway easement will be extinguished since it will be no longer needed.

A waterway will be spanned by a culvert for the new driveway. Since the watershed is less than 100 acres no PaDEP permit is required. There are no wetland areas because the waterway has steep banks and no hydric soils are identified. Application has been made to PennDOT for the driveway permit and will be evaluated as a minimum use driveway.

9. Correspondence: NONE

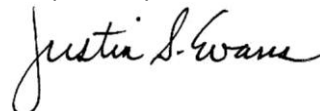
10. Other Business:

- a. Vacancy on Planning Commission – Mr. Evans noted the Township is still looking to fill one vacancy on the Commission.
- b. Road frontage improvements discussion – Mr. Evans asked the Commission for concurrence on a couple key issues before presenting a draft policy to handle waiver requests. Right-of-way should be accepted for properties fronting on Township roadways. The amount of frontage impacted by a proposed land development should be considered when evaluating an alternative amount of roadway improvements. Properties on Township or PennDOT roadways should be treated similarly.

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. A motion was made by Kevin Baker and seconded by Gerald Cole to adjourn the meeting at 9:35 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Assistant Zoning Officer