



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

March 23, 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

Rodney Boll

Michael McKinne

Delmar Oberholtzer

Lynn Royer

Karen Sweigart

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 January 29, 2026 and February 23, 2026 meetings
- b. Sign the Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (#25-13-MLDP)

6. Old Business:

- a. Minor Subdivision Plan – Ironwood Real Estate, LLC (#25-16-MSDP) – The subdivision plan was conditionally approved at the January 29, 2026 meeting.
 - i. Consideration of a waiver of §119-35.E(2)(a) & §119-60.A – DEP notification of sewage planning waiver

7. New Business: NONE

8. Initial View:

- a. Preliminary/Final Land Development Plan for MESA Substation (#26-02-FLDP) – Proposal to develop a 0.645-acre lot adjoining 1892 West Main Street with an ambulance station. The site is zoned (C-2) General Commercial and will be served by on-lot water and public sewer.
 - i. Consideration of waivers:
 - (1) §119-25.A – preliminary plan application
 - (2) §119-52.J(3)(a), §119-53.B(2), & §119-53.C – improvement of existing streets, sidewalk, and curbing (deferral)
 - (3) §119-31.C(3) – existing features

- (4) §119-53.C(2)(a) – curb height
- (5) §119-56.D – utility easement width
- (6) §119-32.B – wetland study
- (7) §119-32.C(6) – traffic impact study fee-in-lieu
- (8) §113-37.C(1)(a)[4] – minimum pipe diameter, vehicular loading
- (9) §113-43.I(5) – existing features

9. Other Business: NONE

10. Correspondence: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, April 27, 2026** beginning at 7:00 P.M.

12. Adjournment