



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Minutes of a Rescheduled Meeting of the Mount Joy Township Planning Commission Held on January 29, 2026

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 Becker — Present

Rodney Boll — Present

Michael McKinne — Present

Delmar Oberholtzer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Benjamin Craddock, Lancaster Civil Engineering Co. (Township Engineer); Matthew Mandia, Township Manager; and Justin Evans, Assistant Zoning Officer

Chairman Oberholtzer welcomed new members Kevin Becker and Karen Sweigart to the Planning Commission. He also noted there is still a vacancy on the Commission.

4. Election of Officers:

A motion was made by Michael McKinne and seconded by Rodney Boll to nominate Bill Weik, Jr. as Chairman. All members present voted in favor of the motion.

A motion was made by Michael McKinne and seconded by Bill Weik, Jr. to nominate Rodney Boll as Vice Chairman. All members present voted in favor of the motion.

A motion was made by Bill Weik, Jr. and seconded by Rodney Boll to nominate Karen Sweigart as Secretary. All members present voted in favor of the motion.

5. Public Comment: NONE

6. Consent Calendar:

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)

A motion was made by Delmar Oberholtzer and seconded by Michael McKinne to approve the Consent Calendar. All members present voted in favor of the motion.

7. Old Business:

a. Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP)

A waiver request was submitted with respect to setting property line markers for the lot line change plan conditionally approved at the August 25, 2025 Planning Commission meeting. Mr. Evans noted that the

applicant's surveyor identified several property corner locations that cannot be set due to physical limitations. However, three concrete monuments and multiple corner markers were set on the same right-of-way line so a surveyor can establish the missing corner marker locations. The Township Engineer concurred with this assessment.

A motion was made by Delmar Oberholtzer and seconded by Rodney Boll to approve the waiver. All members present voted in favor of the motion.

- 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.

The application was presented by attorney Julie Bernstein of Kaplin Stewart on behalf of the landowner. She reiterated details of the plan as presented at the initial view, notably the fact that no exterior improvements are proposed for the site. The plan will simply subdivide the site into two lots; one to contain the former drive-through restaurant and the other to contain the CVS shopping center. Ms. Bernstein addressed the waiver requests associated with the subdivision plan.

A waiver to allow the plan to be processed as a preliminary/final plan is reasonable due to its minor nature. Similarly, identifying existing features within 200' of the entire site is excessive because no improvements or changes to the property are proposed. Instead, features are shown within 50' of the property. A wetland study is not necessary for the same reason. Additionally, the National Wetland Inventory does not indicate the presence of wetlands on site.

The applicant believes that sight distance triangles are not needed because the driveway locations are not changing and nothing is proposed to be built near the entrances or anywhere else on the site. Mr. Craddock stated that the surveyor should be able to add the triangles to the plan without revisiting the property since the distances are determined by the SALDO. This waiver was not listed on the meeting agenda.

A discussion took place regarding the requested waiver for improvements along the entire site's South Market Street frontage. The applicant's primary concerns are the cost and physical challenge in providing curb and sidewalk along Proposed Parcel 1, also referred to as the CVS shopping center lot. Curb and sidewalk exist in front of Proposed Lot 2 that the applicant desires to subdivide and purchase from CVS. The current condition of Parcel 1's road frontage is a deep stormwater swale in between the two driveways. There is no sidewalk in front of the property immediately to the east, though the Market Street Square shopping center further to the east has curb and sidewalk.

Mr. McKinne raised a concern with waiving safe pedestrian accommodations along a busy roadway like South Market Street. Would this put the Township in a position of liability if a pedestrian were to be struck and injured badly or killed? Mr. Evans stated he is fairly confident the answer is no. However, he cannot give legal advice. The Commission requested a legal opinion before acting on the road frontage improvement waiver.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to grant waivers of §119-25.C(2) preliminary plan requirement, §119-31.C(3) existing features within 200' of the site, and §119-32.B & §119-34.E(3)(c) wetlands study. All members present voted in favor of the motion.

A motion was made by Delmar Oberholtzer and seconded by Rodney Boll to grant approval of the Preliminary/Final Subdivision Plan – Pennsylvania CVS Pharmacy, LLC (the "Plan") prepared by Blue Marsh Associates, Inc., Drawing No. 25-A-142, dated August 5, 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 2, 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 18, 2025.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision for Case #250019.
4. An easement shall be delineated on the Plan for the purpose of shared access and circulation between Lot 1 and Lot 2. Additionally, an agreement shall be executed and recorded to grant said easement.
5. Applicant shall submit a fully executed agreement providing for permanent maintenance of the riparian corridor, 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.
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.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to table consideration of the waiver of road frontage improvements. All members present voted in favor of the motion. The Commission requested a legal opinion from the Township Solicitor regarding potential liability for the Township if they were to waive the sidewalk requirement.

- 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.

Scott Akens of Akens Engineering presented the updated plan to the Commission and reviewed the associated waiver requests. Instead of conducting a wetland study and delineation, the applicant reviewed the National Wetlands Inventory and Web Soil Survey. No wetlands are identified on the NWI and no hydric soils are on the WSS. The proposed driveway crossing is over an intermittent stream, so proper erosion and sedimentation controls will be in place during earth disturbance.

Additional traffic impacts are not expected since no land development or other improvements besides the driveway are proposed by the subdivision. Therefore, a waiver to widen Milton Grove Road is requested. The applicant is working with PennDOT on the HOP and their staff will be back out to confirm the removal

of vegetation in the new driveway's sight lines. Mr. Craddock noted his concurrence with the waiver requests.

A motion was made by Delmar Oberholtzer and seconded by Kevin Becker to grant waivers of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows: §119-32.B & §119-35.E(3)(C) wetlands study and §119-52.J road frontage improvements. And having granted such waivers, grant approval of the Final Minor Subdivision Plan For Lancaster Farm Sanctuary (the "Plan") prepared by Akens Engineering Associates, Inc., Drawing No. 727, dated November 28, 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 January 20, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated December 24, 2025.
3. Applicant shall record a new deed for Lot 3 as enlarged by Lot 1A and Lot 2A with a perimeter legal description within 30 days of Plan recordation.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Conservation Easement in a form acceptable to the Township Solicitor prior to the release of the 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 Plan for recording.
6. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities, including a Stormwater Management Permit.
7. 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. 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.

The proposed Zoning Ordinance amendments were presented by attorney Claudia Shank of McNees, Wallace, and Nurick; Kim Fasnacht of Rettew Associates, Lauren Carlson of Larson Design, and Andrew Miller of Catalyst Commercial Development. They were before the Commission in December and returned with more information to help answer outstanding questions from the previous meeting. A package of exhibits was submitted as part of their presentation.

The basis for the request is to create a Planned Mixed-Use Development use permitted by Special Exception in the (MU) Mixed Use District. As applied to this site, the applicant wishes to construct various commercial uses, a hotel, and two warehouses with less than 250,000 sf. Mr. Miller provided background on his company's site exploration work and planned activities, including floodplain restoration on the west side of Hershey Road that will be part of their stormwater management plans and improve water quality for the watershed. Buckingham Boulevard will be extended from Mount Gretna Road through Hershey Road to Old Hershey Road. Ms. Fasnacht recapped their proposed development plan as presented at the

December meeting. Ms. Carlson then provided an overview of the preliminary traffic analyses, including proposed public improvements, crash data, and existing intersection levels of service. Approximately 10,000 new vehicle trips will be added per week based on the uses in the concept plan.

A conversation took place regarding the concept plan and staging of development if the amendments are approved. Mr. Miller confirmed that the proposed warehouses will not become data centers. He reiterated that his company intends to develop the site as shown on the plan. Mr. Evans confirmed that data centers are not addressed in the current Zoning Ordinance or the amendments. Therefore, a proposal to establish a data center would be considered a use not provided per the Ordinance.

Prior to the applicant's presentation of the amendments, Mr. McKinne raised a concern with an apparent conflict between the Mixed Use District's purpose statement and adding warehouses as a permitted use. Key aspects of the proposed amendments include:

- Applicability is limited to properties in the MU District containing 40+ acres and located within a 2,500' radius of the center point of an SR 283 interchange. (Exhibit 1)
- Maximum impervious coverage for residential uses is increased from 30% to 50% to better accommodate this type of construction within a planned development. (Exhibit 2)
- Buildings will have a maximum height of 50' instead of 40' to avoid a greater horizontal setback distance.
- Density of multi-family residential development is increased by reducing the required minimum lot size.
- Townhouse buildings may increase from 6 to 8 units per building to better meet industry standards. Ms. Sweigart expressed a concern with the potential for making snow removal more difficult without more breaks between buildings.
- Front yard setback for car washes will be reduced from 100' to 50'. The specific application to the proposed plan pertains to Hershey Road's large right-of-way, which would effectively put a car wash building approximately 200' from the roadway. (Exhibit 3)
- Multiple uses can be permitted on a single lot through the special exception process for mixed-use development approval.
- Parking and building setback reductions along arterial streets provide more flexibility in the design considering Hershey Road's large right-of-way. Hershey Road is an arterial road. (Exhibit 4) Mr. Oberholtzer asked if PennDOT would require additional right-of-way in this situation. Mr. Miller noted that PennDOT has been moving away from obtaining excessively large rights-of-way such as Hershey Road's, which is 175' – 200' along the site's frontage.
- No limitation on shipping and receiving hours would be required within 600' of a residential zoning district or residential use if appropriately screened or buffered. (Exhibits 5A & 5B)
- The 25' maximum sign height would be measured from either the surface grade at the sign or the existing roadway instead of solely the roadway. (Exhibit 6)
- Grading can result in vertical dimensions up to 20' instead of 10' in mixed-use developments. (Exhibit 7) The applicant intends to remove large rocks where feasible or bury and build on top of them as recommended by their geotechnical engineer.
- Parking for residential units would be reduced from 2 spaces to 1.25 per unit with three bedrooms or fewer based on current practices. Mr. McKinne asked if staff had evaluated this reduction. Mr.

Craddock reviewed several other ordinances in Lancaster County and noted 1.25 was lower than what he had seen.

A discussion took place regarding the proposed change to the minimum lot size for multi-family residential. The Commission was concerned with not providing enough parking, citing local examples like the Rockwood townhouse development. Attorney Shank noted the parking situation for this project is complicated by the municipal boundary running through the proposed residential area. Ms. Fasnacht stated that 1.67 parking spaces per unit is shown in the Mount Joy Township area of the concept plan. A commuter lot containing 12 parking spaces is provided, in part because the gravel area along Hershey Road will be removed.

Mr. McKinne asked about the conflict between the MU District's purpose statement and the potential to allow industrial uses in the district. He acknowledged that the Supervisors need to consider this at the public hearing. Mr. Becker asked about screening residences from the large warehouse buildings. Multiple properties along Mount Gretna Road back up to the proposed eastern warehouse. Landscape buffer and landscape screening are required to adequately block views and sounds. The eastern building will be situated so the roof is approximately at grade with the common property line. Plantings will be placed at the top of the slope as shown in Exhibit 5B.

Mr. Oberholtzer asked about the disturbance to TJ Rockwell's parking lot from the Buckingham Boulevard extension. Mr. Miller noted the owner is looking forward to driving more business to the restaurant. As far as reconfiguring the parking lot, Mr. Craddock believes that any change should not result in a reduction in parking below the required number. It was acknowledged that TJ Rockwell's has expanded over time and it is unclear if there is currently a parking deficiency.

A discussion took place about warehouse capacity in the region and whether unfilled warehouse space could become a blight on the community. Mr. Miller provided information on how Catalyst leases their warehouse spaces and the pace of filling these buildings. The eastern warehouse would likely be part of a third phase of development approximately five years out. The western warehouse is probably seven years out. Buckingham Boulevard extension and Hershey Road improvements would come in the first phase. He gave a general overview of the types of warehouse spaces and what users are looking for them. They will not build a warehouse or even a particular variety of warehouse if there is no market for it. There was further conversation about PennDOT's role in the traffic improvement process and routing of truck traffic.

Mr. McKinne asked about the Lancaster County Planning Commission's review. The applicant's team was present at that meeting and recapped the conversation. The County staff's review recommended denial of the amendments but the Commission changed the recommendation to approval. The revised review referred to traditional development of communities which often included industrial uses near residences for better accessibility to jobs. Further concern was expressed by Mr. McKinne regarding the impacts of 24/7 warehouses and residential areas when it comes to light, sound, and fumes. Allowing warehouses in the MU District is arguably the largest change in the proposed amendments. Mr. Becker spoke about uncertainty with the effectiveness of landscaping buffers to mitigate the impact of warehouses.

A motion was made by Delmar Oberholtzer and seconded by Rodney Boll to recommend the Board of Supervisors adopt the proposed ordinance, conditioned upon increasing the proposed minimum lot size for apartment house units in excess of three from 1,500 sf to 3,000 sf (Section 135-216.D). The motion passed by a vote of 5-1, with Michael McKinne voting against.

- 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.

Developer Brandon Conrad from Vistablock presented the application along with Brent Good of ELA Group. Mr. Good worked to address the Township's technical comments and believes that most of the remaining issues are administrative in nature. They requested five additional waivers in their last resubmission and acknowledged the need for a sixth waiver with respect to recreation facilities. Mr. Craddock added that the recreation facilities waiver does not alleviate them from complying; it is a request to provide private facilities to satisfy the requirement. Such recreation areas would be open to the public but not dedicated to the Township.

The plan will subdivide the development into seven lots. The lots follow proposed road rights-of-way and the utility right-of-way crossing the site. They will be owned by the same developer, however, Mr. McKinne expressed concern with splitting up the development to be sold to multiple owners. This would be contrary to the spirit of one entity managing the entire site. Mr. Good detailed the various proposed lots and how they function as part of the overall plan. Stormwater will be managed by a combination of above ground and subsurface facilities.

A motion was made by Delmar Oberholtzer and seconded by Rodney Boll to grant the following waivers of Chapters 113 and 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Storm Water Management Ordinance and the Subdivision and Land Development Ordinance as follows: §119-56.E easement width, §113-31.J(2) stormwater management basin setback from sinkholes, §113-31.L(1) depth to limiting zone, §113-37.C(1)(a)[3] pipe cover, §113-37.C(4)(d)[2] inlet type, and §119-61 – privately-owned recreation facilities. And having granted such waivers, grant approval of Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount, prepared by ELA Group, Inc., Drawing No. 1212-004, dated October 7, 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 January 22, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated October 26, 2024.
3. Applicant shall pay Mount Joy Township traffic impact fees, as required by Chapter 125 of the Code of Ordinances of the Township of Mount Joy, in the total dollar amount of \$312,582.00 (177 P.M. peak hour trips @ \$1,766/trip). Payment of the traffic impact fees shall be made at the time an application is made for the required building permit. Applicant shall not at any time in the future seek return of such impact fees, or any earned accrued interest thereon, or authorize any successor to make such claim, whether or not the Township expends the traffic impact fees within the time limitations set forth in Act 209 of 1990, as amended, 53 P.S. §10501-A, et seq., expends the traffic impact fees for improvements set forth in the Transportation Capital Improvements Plan or for other road improvements not addressed in the Transportation Capital Improvements Plan or for road improvements to address existing deficiencies or for improvements (regardless of the percentage of the cost of improvements or the amount of the improvements paid for with traffic impact fees) to state highways. Applicant shall place a note on the final plan referencing this condition.
4. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61 prior to the release of the Final Plan for recording, unless otherwise modified by the Mount Joy Township Board of Supervisors. Applicant shall waive any right to request any refund of such fee is not expended within any required time period. This fee shall be calculated at the time of Final Plan submission.
5. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
6. 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.

- f. Road Frontage Improvement Requirements – Review the draft policy to address waiver requests for properties outside of the Designated Growth Area.

The Commission reviewed the draft policy to establish a process for evaluating an alternative standard to the SALDO's road frontage improvement standards. It targets rural properties with considerable public road frontage, notably farms. The policy can be used where a plan proposes minimal traffic impacts compared to the amount of road improvement required by the Ordinance. The alternative standard for improvement can be reduced to 100' in each direction from the driveway(s) or access point(s) used by the proposed land development. The Commission acknowledged their concurrence with the draft policy. Mr. Evans noted that the policy will be back at the next meeting for final approval.

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.

Brian Cooley from DC Gohn Associates joined Rick Sine from Greiner Industries to present a waiver of land development. Greiner Industries is proposing and gained zoning approval of an outdoor storage lot with an access drive between the main facility area. No buildings are proposed, only a stone surfaced lot that will require grading since the site slopes from back to front. The Township has a right-of-way for a future street separating Greiner's main facility from the storage area. The crossing will be constructed in such a way to accommodate the future road construction.

The Commission reviewed the grading and stormwater management plan that proposes two BMPs for the additional runoff. The stormwater BMPs will be constructed to also accept runoff from the future public street. A landscaped screen will be planted along the residential property boundaries to the north and northwest. The applicant acknowledged coordination with the Myers property at the northwest corner, understanding her concerns with pine trees growing onto their lot and maintenance thereof.

A motion was made by Michael McKinne and seconded by Kevin Becker to grant waivers of Chapter 113, §113-32.D (dewatering time) and Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, i.e. plan processing procedure, relating to the requirement to prepare, submit, gain approval of and record a land development plan, 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 January 21, 2026.
2. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated October 10, 2025.
3. Improvements proposed within the Township right-of-way shall be designed to be consistent with the construction of a future street, as specified in the Township Engineer's review letter dated January 21, 2026. Alternatively, Applicant shall enter into an agreement with the Board of Supervisors to permit the proposed encroachment until the street is constructed. Such agreement shall be in a form

acceptable to the Township Solicitor and address the removal and relocation of facilities within the right-of-way.

4. Applicant shall prepare, submit and gain approval of a Stormwater Management Site Plan and obtain a Stormwater Management Permit in accordance with Chapter 113 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Stormwater Management Ordinance.
5. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to issuance of a Stormwater Management Permit.
6. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to issuance of a Stormwater Management Permit. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
7. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
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.

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. A motion was made by Karen Sweigart to adjourn the meeting at 10:45 p.m.

Respectfully Submitted,



Justin S. Evans, AICP  
Assistant Zoning Officer