



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on February 23, 2026

1. Vice Chairman Rodney Boll 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

Delmar Oberholtzer — Present

Rodney Boll — Present

Karen Sweigart — Present

Michael McKinne — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer

4. Public Comment: NONE

5. Consent Calendar:

~~a. Approve and ratify the minutes of the January 29, 2026 meeting~~

b. Sign the Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (#25-13-MLDP)

c. Sign the Preliminary/Final Land Development Plan for Lancaster Seed Sales – 2914 Homestead Road (#25-07-FLDP)

d. Acknowledge additional time granted in which to take action on the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 4 (#25-06-FLDP); new deadline is December 31, 2026

Item a was pulled from the Consent Calendar due to the previous meeting's minutes not being ready. A motion was made by Karen Sweigart and seconded by Delmar Oberholtzer to approve items b through d of the Consent Calendar. All members present voted in favor of the motion.

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. Applicant Jeremy Fogel returned to address the outstanding waiver request of the required road frontage improvements. Since the previous meeting, the Commission received a legal opinion from the Township Solicitor regarding potential Township liability if sidewalk is waived.

A motion was made by Michael McKinne and seconded by Karen Sweigart to grant a waiver of §119-52.J regarding the required road frontage improvements associated with the subdivision. All members present voted in favor of the motion.

Mr. Fogel also requested to use pins instead of concrete monuments at property corner locations where traffic will be crossing. A motion was made by Kevin Becker and seconded by Karen Sweigart to grant a modification of §119-57.B(1) to allow the use of pins instead of concrete monuments where not practical. All members present voted in favor of the motion.

b. Policy Addressing Requests For Waivers of the SALDO's Road Frontage Improvement Requirements

Mr. Evans presented the final policy as reviewed at the prior meeting. A motion was made by Michael McKinne and seconded by Karen Sweigart to adopt the policy. All members present voted in favor of the motion.

7. New Business:

a. Proposed Ordinance to Amend the Mount Joy Township Zoning Ordinance – Landowner petition to amend §135-352 (Active-Adult Community Design Option) and §135-343 (Minimum off-street parking requirements), and to rezone approximately 85 acres along Snyder Road from (A) Agricultural District to (R-1) Low-Density Residential District.

Tim McCarthy representing Traditions of America presented the ordinance amendments to the Commission. They worked with Township staff over a period of several months to produce this final draft containing several text amendments and a rezoning from Agricultural to Low-Density Residential. The 85-acre site is adjacent to Mount Joy Borough and not near Elizabethtown where most of the residential development is taking place. Approximately 220 age-restricted units would be constructed at a density around 2 units per acre. He discussed public fiscal impacts and lower traffic impacts in terms of peak hour traffic due to the age of the residents.

Mount Joy Borough Authority has capacity and indicated the ability to serve the property with public water and sewer. PPL and UGI will provide electricity and natural gas. Snyder Road is a state road with low existing traffic volume. It intersects with West Main Street, which is also a state road and will be studied through the PennDOT permitting process. The Commission noted concerns with sight distance at this intersection. Previous versions of the concept plan showed roadway connections with the adjacent Florin Hill development but have since been removed.

Various Commission members expressed concerns with the text amendments, specifically the shorter front yard setback, parking reduction, and narrower roadways. Mr. McCarthy referenced the benefit of lower maintenance for lot owners and the community, which is generally passed through as association dues. Traditions has gained a lot of knowledge from developing and maintaining similar communities in the region.

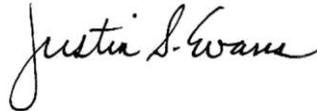
All homes are two-bedroom, two-bathroom floorplans limited to two full-time residents. Mr. McKinne noted the potential for oversupply of 55+ communities, referencing the Campus Road development's price reduction. Other discussion included mandatory recreation land dedication, street maintenance, and the substandard roadway infrastructure the development will connect to.

A motion was made by Michael McKinne to recommend the Board of Supervisors adopt the proposed ordinance. Mr. Boll noted that some of the proposed text amendments are contrary to what the Commission typically speaks out against. With Mr. McKinne's motion on the table, Karen Sweigart seconded. Commissioners Boll, McKinne, and Sweigart voted in favor of the motion. Becker and Oberholtzer voted against. The motion passed by a 3-2 vote.

A short discussion took place regarding density of the proposed residential development, fiscal impacts, and renting of units. The Commission also discussed the merits of accepting the streets for dedication versus leaving them privately-owned and maintained.

8. Initial View: NONE
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, March 23, 2026** beginning at 7:00 P.M.
12. A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to adjourn the meeting at 8:15 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 style with a large, looping initial 'J'.

Justin S. Evans, AICP  
Assistant Zoning Officer