



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

1. Chairman Bill Weik, Jr. 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 — Absent

Michael McKinne — Present

Delmar Oberholtzer — Present

Lynn Royer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer & Josh Brengel, Lancaster Civil Engineering (Township Engineer)

4. Public Comment: NONE

5. Consent Calendar:

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)

Item a was pulled from the Consent Calendar due to the previous meetings' minutes not being ready. A motion was made by Delmar Oberholtzer and seconded by Karen Sweigart to approve item b 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)

This subdivision plan was conditionally approved at the January 29, 2026 meeting. Applicant Jeremy Fogel returned to address the situation regarding DEP notification that sewage planning is not required for the subdivision. He contacted the local DEP representative who estimated a timeframe up to two months to process a request for confirmation that sewage planning is not required. The proposed subdivision will not change the sewage situation for the site, which is served by public sewer. No change in flow is proposed.

A motion was made by Delmar Oberholtzer and seconded by Michael McKinne to grant a waiver of the requirement to provide written notice from DEP that sewage planning is not required (§119-35.E(2)(a) & §119-60.A). All members present voted in favor of the motion. The Commission acknowledged that sewage planning will be required if activity on either of the two lots warrants a land development plan.

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.

Steve Gergely of Harbor Engineering presented the plan. Also in attendance were landowner David Hawthorne and MESA representatives Marc Hershey, Debra Dupler, and John Yoder. The plan proposes construction of an ambulance substation adjacent to the Hawthorne Electric property. Hawthorne's eastern driveway will be used as a shared access point to the site and additional parking will straddle the common property line. Both properties will connect to the ERSA public sewer system by extending the main from a terminal manhole behind Clearview Lanes parallel to the railroad tracks. Stormwater will be managed by an infiltration bed under the new parking lot.

An application was filed with the Zoning Hearing Board to address lot coverage as well as side and rear parking setbacks on the Hawthorne Electric lot. The lot containing the new facility is exempt from these Zoning Ordinance standards as a municipal use but the Hawthorne lot is not. This case is scheduled for April 1, 2026.

Mr. McKinne asked how the proposed Westmount sewer line extension will affect these properties. That line will be extended along West Main Street from the east but turns up Ridge Run Road before passing these properties. He asked Mr. Brengel if they have any issues with the waiver requests. No, however, the traffic study waiver is more of a policy decision than an engineering evaluation. It can be justified as a matter of limited, spread out traffic distribution from the facility. Another consideration is the applicant's status as a non-profit municipal service use.

Mr. Hershey explained MESA's need for indoor ambulance storage given the type of materials on board. The location is good for serving that part of Mount Joy and West Donegal Townships. An additional signal or warning system is not warranted at the driveway location since their vehicles have lights and sirens adequate for this purpose.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to approve the following waivers, acknowledging that #2 is a deferral of the applicable standards:

- (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

All members present voted in favor of the motion.

9. Other Business:

Mr. McKinne requested to add an agenda item for the April meeting in regard to removing the Snyder Road property recently subject to proposed rezoning and text amendments from the Urban Growth Area. If the

Township does not want that property developed, removing it from the UGA will add an additional challenge to future rezoning requests. John Yoder was present from the previous agenda item and addressed the Commission as the regional representative to the Lancaster County Planning Commission. The UGA is jointly adopted by the Township and County through their Comprehensive Plans. The local plan can be amended by resolution. Furthermore, the County Planning Commission is currently undergoing a UGA adjustment process, so timing is of the essence. Mr. Oberholtzer stated the Township should notify the landowners before commencing this adjustment.

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. A motion was made by Karen Sweigart and seconded by Delmar Oberholtzer to adjourn the meeting at 7:35 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 initial 'J' and 'E'.

Justin S. Evans, AICP
Assistant Zoning Officer