



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytp.org

Mount Joy Township Planning Commission

August 24, 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 July 27, 2026 meeting

6. Old Business:

7. Initial View:

- a. Preliminary/Final Subdivision and Land Development Plan for SM&B Enterprise LLC (#26-04-FSDP) – Proposal to subdivide an 18.472-acre tract located on the south side of Fairview Road (west of North Plum Street) into three residential lots containing 1.51, 1.52, and 14.18 acres. The property is zoned (A) Agricultural and will be served by public water and sewer service. A private road will be constructed to access all three lots.

- i. Consideration of waivers:

- (1) §119-25 – preliminary plan processing
- (2) §119-52.J – existing street improvements (deferral recommended)
- (3) §119-52.K(4) – intersection radius
- (4) §119-52.M(4) – cul-de-sac length
- (5) §119-52.O – street lighting
- (6) §119-52.R(6) – street standards: crown
- (7) §119-53.B(1) – sidewalks
- (8) §119-53.C(1) – curb
- (9) §119-62 – trails (deferral recommended)

(10) §113-31.J(1)&(2) – surface depression location

(11) §113-37.A(1)(a)[2] – side slopes

- b. Final Phase 1, Lot Add-On, Subdivision & Land Development Plan for Westmount (#26-07-FLDP) – Proposal to develop the 10.14-acre Phase 1 consisting of 86 townhouses on 4 lots generally located on the north side of Harrisburg Avenue. The site is zoned (R-2) Medium-Density Residential and will be served by public water and sewer.

8. New Business:

- a. Petition to Amend the Zoning Map: 2360 Sheaffer LLC – Proposal to rezone a 57.151-acre tract located at 2360 Sheaffer Road from (R) Rural to (R-1) Low-Density Residential. A public hearing is scheduled before the Board of Supervisors on October 19, 2026.
- i. Review and make a recommendation to the Board of Supervisors

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, September 28, 2026** beginning at 7:00 P.M.

12. Adjournment