



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 24, 2025

1. Vice-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 Baker — Present

Rodney Boll — Absent

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Absent

Delmar Oberholtzer — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Jackie Wilbern - Zoning Officer, Ben Craddock, PE – Twp. Engineer, and Kim Kaufman - Township Manager

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the January 27, 2025 meeting
- b. Accept additional time in which to take action on the Final Land Development Plan for Sheetz (#24-22-FLDP) – New deadline is May 27, 2025.
- c. Grant additional time in which to record the conditionally-approved Final Land Development Plan for Cloverleaf Storage (23-12-FLDP) – new deadline September 23, 2025

A motion was made by Gerald Cole and seconded by Kevin Baker to approve the consent calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Land Development Waiver Request for TS Land LLC (#25-01-WAIV): Proposal to redevelop a 0.81-acre commercial property located at 467 Hershey Road. An existing building will be demolished and a new 2,888-sf. convenience store with fuel pumps. The property is located in the MU, Mixed-Use District and is served by an on-lot well and sewer system.

Gary Hitzemann, Applicant's Architect, stated Mr. Grewel was out of the country. Michael McKinne inquired if the Applicant would have to revisit the Zoning Hearing Board, considering the application has changed since receiving Special Exception approval. Ms. Wilbern confirmed that the Special Exception approval was for the remodeling of the existing structure and that since the project now involves demolition of the existing structure to build a new, much larger structure, the Applicant would have to reapply to the Zoning Hearing Board. Ben Craddock recommended the Planning Commission give their feelings on the Applicant's waiver of

land development. Kevin Baker stated he was not comfortable due to the scope of the project. Gerald Cole and Michael McKinne agreed the plan was significant enough. Mr. Craddock noted the proposed use increasing traffic and impacts to the surrounding community, possibly warranting a higher use permit from PennDOT. Kevin Baker pointed out the plan shows a truck parked at the diesel fueling pump blocks the entrance to the parking lot.

A motion was made by Gerald Cole and seconded by Michael McKinne to deny the Applicant's request for the waiver of the submission of a land development plan. All members present voted in favor of the motion.

b. Land Development Waiver Request for J. Hubler Landscaping (#25-02-WAIV): Proposal to construct a 9,000-sf. pole barn as an accessory building to store trucks, equipment, and supplies for an existing landscaping business located at 202 Ridgeview Road North. The property is located within the A, Agricultural District and contains approximately 8.589 acres.

Todd Smeigh stated he attended a Parks and Recreation Board meeting that garnered good discussion, stating they didn't see a trail feasible due to glacial till, no one designed the trail, they don't know which side of the road it's supposed to be located and that the Official Map hasn't kept up with the pattern of development. Manager Kaufman confirmed there was no plan at this time to do anything with the trail. Gerald Cole stated the original intent was to follow Ridgeview North, but he doesn't see that happening.

Delmar Oberholtzer expressed concern that the proposed use of the structure is storage, but could increase in the future by expanding the use and adding employees. Mr. Smeigh stated his client was not agreeable to committing additional right-of-way, arguing that Ridgeview Road North shouldn't be listed as a collector road with a 60-foot right-of-way.

A motion was made by Michael McKinne, seconded by Gerald Cole to grant approval of the Applicant's request for the waiver of the submission of a land development plan conditioned upon the Board of Supervisors waiving the requirement for Mr. Hubler to provide an easement for the trail as required by the Official Map. All members present voted in favor of the motion.

7. New Business: NONE

8. Initial View:

a. P/F Land Development Plan for Proposed Self Storage – 2269 South Market Street (#25-03-FLDP): Proposal to develop a 10.66-acre tract into 21 units of self-storage. The project will include exterior parking, driveways, utilities, landscaping, stormwater management controls and necessary amenities to support the development.

No one was present to represent the plan. A motion was made by Gerald Cole and seconded by Kevin Baker. All members present voted in favor of the motion.

b. P/F Land Development Plan for Sheetz – Veterans Drive (#24-22-FLDP): Plan proposes a 6,132 SF convenience store and gas pumps on a 2.171-acre property located at the corner of Veterans Drive and Old Hershey Road.

Billy Briegel from RGS Associates described the existing conditions and proposed development, noting the property is located in the Mixed-Use Zoning District and that they received Special Exception approval on November 6, 2024. He stated they received the Township Engineer's second review letter on February 20th and are working through those items, explaining they are not seeking action at this meeting but would answer any questions on the proposed plan and requested waivers. Mr. Briegel listened to the Commission's concerns pertaining to signage indicating the diesel provided was for autos

only, and recommended signage prohibiting overnight parking. Waiver requests were reviewed with attention to a proposed sidewalk connecting via crosswalk to the sidewalks on the opposite side of Hershey Road. Delmar Oberholtzer voiced his concern that more people will walk to a convenience store vs. the existing restaurant. Mr. Briegel noted an upcoming meeting to determine if a right turn lane is required onto Veterans Drive and commented on the proposed left turn lane onto Veterans Drive. The Township Engineer confirmed 84 new peak hour trips are proposed.

A motion was made by Michael McKinne and seconded by Gerald Cole to grant waiver from §119-25.C(2) requiring the submission of a preliminary plan. All members present voted in favor of the motion.

9. Correspondence: NONE

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on Monday, March 24, 2025 beginning at 7:00 P.M.

12. A motion was made by Kevin Baker and seconded by Gerald Cole to adjourn the meeting at 8:55p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Jackie Wilbern
Zoning Officer