



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 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 — Present

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Present

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 February 24, 2025 meeting
- b. Accept additional time in which to take action on the Preliminary Land Development Plan for Westmount Development (#24-19-PLDP) – New deadline is May 27, 2025.
- c. Grant additional time in which to record the conditionally-approved Final Land Development Plan for Store-It, LLC (21-16-FLDP) – new deadline December 31, 2025.
- d. Signing of the Bear Creek Estates Final Land Development Plan – 24-23-FLDP

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

6. Old Business:

- a. Tiny Estates: A request was made by Kim Fasnacht of Rettew to amend the conditions of approval requiring a traffic impact fee. Ben Craddock confirmed that a fee was not required but erroneously existed within the conditions of approval. Jackie Wilbern advised that the Township Solicitor advised that the Planning Commission will have to amend the conditions of approval.

A motion was made by Gerald Cole and seconded by Arlen Mummau to amend the conditions of approval, striking condition number 6. All members present voted in favor of the motion.

7. New Business:

- a. Sketch Plan for Sloan's Pharmacy (25-04-SLDP): Proposal to construct a new pharmacy, access drive, parking lot, stormwater facilities, sidewalks, and other site improvements on Eagle Parkway in the C-2 Zoning District.

Todd Smeigh from DC Gohn presented the plan and introduced the property owner, Duane Hernley, the pharmacy owner, Jake Shirk, and the architect, John Yoder. He explained the layout is similar to the existing pharmacy and will have a pickup window. The 3.8-acre parcel was previously subdivided with approximately 1.8-acres left for the pharmacy.

Gerald Cole asked where the parking area for Century Spouting will be relocated. Mr. Shirk advised they currently have a handshake agreement to use their lot for parking. Mr. Smeigh advised that at some point they may subdivide a piece of land off to sell to Century Spouting. Mr. Shirk stated that on peak days, Mondays, there are a maximum of 11 employees, that their lease has expired, and the new building will not expand in the number of employees, but that the additional 1,000 SF of space will be used for storage and a separate office and meeting room. Mr. Smeigh confirmed that the of the 6,840 SF footprint, 5,862 SF is usable space, and the plan meets the Ordinance's parking requirement.

Bill Weik Jr, inquired about the navigation of the drive-through. Mr. Smeigh stated 3-4 cars comfortably fit in the queue. A height-marked canopy will be erected at the drive-through window. He further answered that the cross-hatched area shown on the plan is an area for truck turnaround and dumpster removal. Mr. Shirk said daily deliveries are done by van, with one straight truck delivery per month. Mr. Smeigh explained stormwater will be placed at the back of the property with part of the parking lot going to a rain garden in the front. He noted the location of existing water and sewer laterals.

Mr. Smeigh addressed the Township Engineer's March 20, 2025 plan review letter, stating that he does not want to do a shared access as recommended in zoning comment number 3. SALDO comments 19 and 22 concerning sidewalks and curbing were discussed with Mr. Smeigh explaining he would look more closely into those when submitting stormwater. Traffic comments were discussed, specifically pertaining to the Planning Commission's concern regarding an increase in traffic. Mr. Smeigh stated the increased traffic would be negligible due to the current pharmacy being $\frac{3}{4}$ mile away, already having a customer base; maybe only 10 more peak trips per day. Delmar Oberholtzer questioned if anyone goes out a year or so after build-out to perform counts and Mr. Craddock confirmed there's a process where a study could be done a year later. Mr. Oberholtzer said he was reluctant to trade traffic counts from one property to another. Mr. Smeigh asked if Eagle Parkway is an arterial street. Mr. Craddock and Gerald Cole recall the Comp Plan showing it as an arterial street.

- b. Request for Waiver of Land Development - Savaland, LLC for the property located at 933 Campus Road:
Proposal to construct two semi-detached residential units in addition to the existing dwelling unit located on the property. Property is located in the R-2 Zoning District.

Dave Bitner from Bitner Engineering explained that the waiver request was presented in June of 2024, but needed zoning relief. He stated a field survey was done and that the ZHB approved several variances at the March 5, 2025 ZHB meeting, most of the Township Engineer's comments from their 2024 review memo have been addressed, that they will be asking DEP for a waiver of planning, and a deferral of sidewalks.

Michael McKinne said he remembered discussions of a trail being considered at the location. Gerald Cole said no and Ben Craddock confirmed that the Borough is working with the College to extend a trail on College property, but that it stops at the Township line. Mr. Bitner explained the waiver was being requested due to it being a fairly minor plan. Gerald Cole expressed concern about the comments in the Township Engineer's letter, and that they do not want to set a precedent for waivers.

A motion was made by Gerald Cole and seconded by Kevin Baker to deny the waiver request. All members present voted in favor of the motion.

8. Initial View: NONE
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, April 28, 2025 beginning at 7:00 P.M.
12. A motion was made by Kevin Baker and seconded by Bill Weik, Jr. to adjourn the meeting at 8:01p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Jackie Wilbern
Zoning Officer