



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on April 28, 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 — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Present

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

4. Public Comment: NONE

5. Consent Calendar:

a. Approve and ratify the minutes of the March 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 July 26, 2025.

c. Accept additional time in which to take action on the Minor Land Development Plan for Bob Brubaker (#24-21-MLDP) – New deadline is August 16, 2025.

d. Accept additional time in which to take action on the Final Land Development Plan for Sheetz (#24-22-FLDP) – New deadline is June 24, 2025.

e. Accept additional time in which to take action on the Final Land Development Plan for 2269 S. Market Storage (#25-03-FLDP) – New deadline is July 31, 2025.

f. Authorize the Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Westmount Subdivision (#24-19-PLDP)

g. Authorize the Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Elizabethtown Regional Sewer Authority – Trunk A Interceptor Expansion Project

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: NONE

7. New Business: NONE

8. Initial View:

a. Final Subdivision & Land Development Plan for 1376 Campus Road Phase 3 (#25-05-FLDP):

Proposal to develop Phase 3 of the residential development located at 1376 Campus Road. This phase consists of 47 single-family dwelling units which is located in the R-2 Zoning District. The dwellings will be served by public water and sewer facilities.

b. Final Subdivision & Land Development Plan for 1376 Campus Road Phase 4 (#25-06-FLDP):

Proposal to develop Phase 4 of the residential development located at 1376 Campus Road. This phase consists of 65 single-family dwelling units which is located in the R-2 Zoning District. The dwellings will be served by public water and sewer facilities.

Chris Venarchick of RGS Associates and Andy Miller of Kline Mills LLC were present to discuss Phases 3 & 4. Mr. Venarchick explained that the final plans were the implementation of the approved preliminary plans, noting the only changes were the swapping of Phases 3 & 4 due to construction sequence and a change from a tot-lot to other amenities in Phase 4. Additionally, both Phases would be marketed as a 55+ community with all homes built by Ryan Homes. Mr. Venarchick stated he is in receipt of the Engineer's March 24th review memo and do not have any concerns addressing the comments. Mr. Miller stated they have made significant progress since breaking ground; the roundabout is done, pump station completed, all of the base paving in Phase 1A is done, the bridge over the stream has been completed, the apartments are under construction and 7 single-family lots have been sold within the first week of sales.

Mr. Miller advised that the park within Phase 4 would be a pocket-park with a fire pit, gazebo and grass area. Mr. Mckinne recommended that they verify the change is acceptable to the Parks & Recreation Board. Mr. Cole concurred.

The Planning Commission voiced concerns regarding the change to a 55+ community, and the parking requirements for such. Mr. Miller stated the parking requirements as required by zoning have been met and have not changed since preliminary approval. Engineer Brengel confirmed the location of the on-street parking areas. Mr. Miller answered questions pertaining to the ownership of the property, stating only the footprint will be owned by the homeowner and the HOA owns the rest of the property and is responsible for all maintenance. The apartments in a separate phase are managed by Greystar.

The Planning Commission again raised concern regarding the change made to the park area approved under the preliminary plan. Mr. Oberholtzer expressed concern regarding Township residents accessing the public recreation area, concerned they could not use the amenities if not signed properly and if the HOA were to not allow access to all Township residents. Mr. Cole expressed concern that the park is surrounded by homes and that the average person won't know it's a public park. Questions were asked regarding school bus service for properties where the 55+ community members would potentially be raising children. The Planning Commission asked Ms. Wilbern to contact the Township Solicitor regarding previous approved agreements and the change to a 55+ community.

Mr. Venarchick stated they would be submitting a modification request for the May meeting for street lighting. Using the PP&L approved lighting fixtures, the footcandles don't meet Township Ordinance. To meet PP&L specifications, they cannot meet the Township's required foot candles, even after doubling the number of poles.

- c. Final Land Development Plan for Lancaster Seed Sales (#25-07-FLDP): Proposal to construct a 19,140 SF building expansion, access drives, stormwater facilities, utilities, sidewalks, and other site improvements for the existing commercial business located at 311 Snyder Road. The property is served by public water and sewer facilities.

Todd Smeigh of D.C. Gohn and Carl Durst of Lancaster Seed presented the application, stating there are currently 3 employees and that will not be changing. The proposed structure will be used for cold storage and occasional truck parking. Mr. Durst elaborated that the crops they grow are harvested, processed, and the seeds are sold. There will not be an increase in production capacity or employees. The additional space is needed due to required testing; it takes months to get the results back and the seeds have to be stored in a manner where the inspector can access them as needed. Truck traffic will not increase.

Mr. McKinne inquired as to where Harvest Road was on the Township's road repair schedule. Mr. Brengel advised it's not scheduled for 2025 but is a concern and will verify. Mr. Oberholtzer asked for a spreadsheet or numbers proving the applicant's testimony request Mr. Durst provide the Planning Commission showing operations and how truck traffic/number of employees would not increase.

Mr. Smeigh explained that due to the lot size being 3 pieces totaling 92-acres, he only addressed the 2-acres encompassed by the proposed construction. Upon receiving the Township Engineer's review letter and in acceptance of the Solicitor's review, he would like to schedule a meeting to discuss the reviews and waivers needed. The Planning Commission expressed support on the concerns Mr. Smeigh raised regarding waivers for requirements pertaining to survey, wetlands street improvements, sidewalks, and monuments.

9. Correspondence: NONE
10. Other Business: Mr. Cole commented on his displeasure with the Zoning Hearing Board granting variances for the property located at 933 Campus Road.
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on Wednesday, May 28, 2025 beginning at 7:00 P.M.
12. A motion was made by Gerald Cole and seconded by Kevin Baker to adjourn the meeting at 8:38p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Jackie Wilbern
Zoning Officer