



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

June 23, 2025 – 7:00 P.M.

AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of the Planning Commission members:

Kevin Baker

Rodney Boll

Gerald Cole

Michael McKinne

Arlen Mummau

Delmar Oberholtzer

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 May 28, 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 October 24, 2025.
- c. Accept additional time in which to take action on the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 3 (#25-05-FLDP) – New deadline is October 25, 2025.
- d. Accept additional time in which to take action on the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 4 (#25-06-FLDP) – New deadline is October 25, 2025.
- e. Accept additional time in which to take action on the Preliminary/Final Land Development Plan for Lancaster Seed Sales (#25-07-FLDP) – New deadline is October 25, 2025.
- f. Accept additional time in which to take action on the Preliminary/Final Land Development Plan for Pennmark Self Storage (#25-03-FLDP) – New deadline is October 29, 2025.
- g. Authorize signature of the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 2 (24-20-FLDP)
- h. Authorize the Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Grandview Heights Amish School.

6. Old Business:

- a. Waivers and Modifications for Lancaster Seed Sales Final Land Development Plan(#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.

The Applicant is requesting the following waivers/ modifications, or deferrals from Chapter 119 - Subdivision & Land Development Ordinance:

1. §119-25.C(2) – Preliminary plan submission
2. §119-32.B – Wetland Study
3. §119-52.J(3)(a) – Improvements of Existing Streets
4. §119-57.B – Concrete Monuments
5. §119-57.D – Lot Line Markers

The Applicant is requesting the following waivers/modifications from Chapter 113 – Stormwater Management Ordinance:

1. §113-32.A(2)(c) – Loading Ratio

b. Consideration of Requested Waivers, Modifications or Deferrals

7. New Business: NONE

8. Initial View:

- a. Final Land Development Plan for 2980 Harvest Road (Elmer Beiler) (#25-08-MLDP) – Proposal to construct a 10,120 SF poultry barn with feed bins and to expand the existing driveway on a 13.5 acre parcel located at 2980 Harvest Road.

9. Correspondence: NONE

10. Other Business:

- a. Staff Report: Status of Township regulations pertaining to solar energy systems.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, July 28, 2025** beginning at 7:00 P.M.

12. Adjournment