



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission August 25, 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 July 28, 2025 meeting
- b. Sign the Final Minor Development Plan for Elmer Beiler Poultry Barn (#25-08-MLDP)

6. Old Business:

- a. Preliminary/Final Land Development Plan for Lancaster Seed Sales (#25-07-FLDP) – Proposal to construct a 19,140-sf. building on a 11.939-acre agricultural property located at 2914 Homestead Road. The property is in the A, Agricultural District and is served by on-lot water and sewer facilities.
 - i. Consideration of a waiver of §119-52.J(3)(a) – Improvement of Existing Streets
 - ii. Consideration of Conditional Approval of the Preliminary/Final Land Development Plan
- b. Minor Land Development Plan for Elmer Beiler Poultry Barn (#25-08-MLDP) – Proposal to construct a 10,120-sf. poultry barn on a 13.5-acre lot located at 2980 Harvest Road. The property is in the A, Agricultural District and is served by on-lot water and sewer facilities.
 - i. Consideration of waivers:
 - (1) §119-25 – Preliminary Plan
 - (2) §119-31.D(14)(a) & §119-57.D – Monuments & Lot Line Markers
 - (3) §119-57.B - Monuments

(4) §119-57.D – Lot Line Markers

ii. Consideration of Conditional Approval of the Minor Land Development Plan

- c. Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP) – Proposal to transfer a 0.88-acre parcel from a 5.881-acre lot located at 1501 Valleyview Road to the applicant's 9.422-acre lot located at 1835 Rissermill Road. Both properties are located in the A – Agricultural District and are served by on-lot water and sewer facilities.

i. Consideration of a waiver of §119-52.J(3)(a) – Improvement of Existing Streets

ii. Consideration of Conditional Approval of the Preliminary/Final Land Development Plan

7. New Business: NONE

8. Initial View:

- a. Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (#25-13-MLDP) – Proposal to construct two 28,560-sf. poultry barns, manure storage, and other associated improvements on an 88.95-acre tract located at 7573 Elizabethtown Road. The property is in the A, Agricultural District and is served by on-lot water and sewer facilities.

i. Consideration of waivers of §119-52.J(3)(a), §119-53.B(2), & §119-53.C – Improvement of Existing Streets

9. Correspondence: NONE

10. Other Business:

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, September 22, 2025** beginning at 7:00 P.M.

12. Adjournment