



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on June 23, 2025

1. 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: Justin Evans, Assistant Zoning Officer; Josh Brengel, Township Engineer; Kim Kaufman, Township Manager

4. Public Comment:

Christian Stoltzfus and Elmer Beiler spoke about their land development plan proposing the construction of a poultry barn at 2980 Harvest Road. They were present at the June meeting and under the impression that the plan would be back in front of the Planning Commission for approval this month. Urgency was expressed due to the construction timeline and delivery of chickens in mid-September.

5. Consent Calendar:

- a. Approve and ratify the minutes of the June 23, 2025 meeting
- b. Authorize the Assistant Zoning Officer to complete the Sewage Facilities Planning Module Component 4A for Amir Boutorabi (583 Trail Road N)

A motion was made by Gerald Cole and seconded by Bill Weik, Jr. to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Robert L. Brubaker, Jr. & Andrea R. Brubaker (#25-12-WAIV) – Requested waivers of §119-52.J(3)(a), 119-53.B(2), & 119-53.C (road frontage improvements) pertaining to the proposed poultry house development project at 2205 Camp Road. The subject property is 35.0 acres and is located in the A – Agricultural District.

Landowner Bob Brubaker was present and represented by attorneys Derek Dissinger and Natalie Alexander of Barley Snyder. Attorney Dissinger noted that the Brubaker plan has been conditionally approved and Mr. Brubaker is acceptant of the conditions except for road frontage improvements, which are costly compared to impacts from the proposed poultry barn. A half mile of road frontage

improvements could cost well over \$100,000 but minimal traffic will be generated by the additional barn. He believes that any precedence set by granting the waiver would be limited to the situation of a comparable agricultural use.

Mr. Brubaker recounted the 2011 approvals for the construction of the first four poultry barns on this farm. Road frontage improvements were waived and a fee-in-lieu equal to four transportation impact fees was paid. He confirmed that this fifth barn is likely the maximum that the farm can support. A discussion on the general topic of road frontage improvements and waivers thereof took place, including a recommendation to the Board of Supervisors to consider an amendment to the SALDO.

A motion was made by Gerald Cole and seconded by Arlen Mummau to waive the requirement to improve the property's road frontage, conditioned upon the payment of \$1,766.00; the equivalent of one PM peak hour trip impact fee. All members voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Rodney Boll to recommend that the Board of Supervisors consider an amendment to the Subdivision and Land Development Ordinance that would allow for a fee-in-lieu of road frontage improvements for agricultural uses. All members present voted in favor of the motion.

7. New Business: NONE

8. Initial View:

- a. 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.

Tim Trostle from Gordon L. Brown & Associates presented the project with landowner Jacob Huyard in attendance. The intent of the lot line change plan is to add enough area to Huyard's property so it exceeds the 10-acre minimum to enroll in the Clean & Green program. Additionally, all of Huyard's driveway will be located on his property instead of using an access easement across the adjoining lot. Discussion included road frontage improvement requirements when no improvements are proposed, sewage planning, and the wetland study.

- b. Preliminary/Final Subdivision and Land Development Plan for Sloan's Norlanco Pharmacy (#25-10-FLDP) – Proposal to subdivide a 1.8-acre lot from a 3.3-acre tract generally located adjacent to Eagle Parkway for the construction of a pharmacy. The site is located in the C-2 – General Commercial District.

Todd Smeigh of DC Gohn Associates presented the plan with business owner Jake Sherk in attendance. They are working to address the technical aspects of the Township reviews. In the meantime, there are several waiver requests they would like clarification or action on to move forward with the plan revisions.

A deferral of road improvements along the short frontage segments of South Market Street is requested, notably the 53-foot segment that will likely be part of a future subdivision to add onto the Century Home Improvements property. Their geotechnical expert advises that the site will not drain properly despite the requirement to infiltrate. An MRC concept is being forwarded to DEP who can then approve the alternative approach given the site constraints. Mr. Brengel noted that the loading ratio waiver is not needed because the BMP will not function as an infiltration basin. Mr. Smeigh withdrew the waiver request of §113-32.A(2)(c).

The applicant asked to waive the required 32 transportation impact fees since customers with the rationale that customers going to their current location will simply shift to this location. The Planning Commission pushed back on this with the premise that their current space at Norlanco Medical Center will be reused and likely generate traffic. Additionally, this request must be acted upon by the Board of Supervisors since the Planning Commission does not have purview over Chapter 125 of the Township's Code of Ordinances.

A motion was made by Kevin Baker and seconded by Michael McKinne to grant the following waivers subject to concurrence by emergency responders pertaining to the proposed curve radius and the recordation of a deferral agreement for the road frontage improvements:

- §119-52.K(4) – Radius of Cartway Edge
- §119-52.J(3)(a) – Improvement of Existing Streets
- §119-53.B(1) – Sidewalks
- §119-53.C(1) – Curbs
- §119-62.B – Trails

All members present voted in favor of the motion.

9. Correspondence: NONE

10. Other Business:

a. Discussion – Deferred Road Improvements and Planning Commission Authority

The bulk of this discussion took place earlier in the meeting during the Bob Brubaker agenda item. However, Karl Dirks of Lancaster Seed Sales commented that he will research the situation surrounding his land development plan on Homestead Road and return to the Planning Commission with a waiver request. Further discussion revolved around the line between agricultural and commercial/industrial uses.

b. Discussion – Limiting the use of cul-de-sacs as Township roads via Subdivision and Land Development Ordinance revisions

The Commission reviewed the options laid out in the staff report before requesting that the Township Engineer and/or Solicitor provide quality examples of cul-de-sac standards from other municipalities.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, August 25, 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 9:05 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

Justin S. Evans, AICP
Assistant Zoning Officer