



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission September 22, 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 August 25, 2025 meeting
- b. Sign the Minor Land Development Plan for Bob Brubaker Ag Operation (#24-21-MLDP)
- c. Accept a time extension in which to take action on the Final Land Development Plan for Cloverleaf Self Storage (#23-12-FLDP)

6. Old Business:

- 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.
 - i. Consideration of Conditional Final Plan Approval
 - ii. Alternatively, accept a time extension in which to take action on the Final Plan
- 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.
 - i. Consideration of Conditional Final Plan Approval
 - ii. Alternatively, accept a time extension in which to take action on the Final Plan

7. New Business:

- a. Lot Line Change Plan for Westmount (#25-11-LLCP) – Proposal to convey a 1.8-acre tract from a 5.4-acre residential lot to the 14.5-acre lot to be developed as the Westmount residential development. The properties are located in the R-2 – Medium-Density Residential District. No improvements are proposed as part of this plan.
 - i. Consideration of Waivers:
 - (1) §119-23.B – Multiple Plan Applications
 - (2) §119-52.J(3)(a) – Road Frontage Improvements (deferral)
 - ii. Consideration of Conditional Plan Approval
- b. Final Land Development Plan for Rheems Quarry Expansion (#25-15-WAIV) – Proposal to expand the Pierson Rheems Quarry by 30 acres generally located to the southwest of the existing quarry. The proposed activity is entirely located within West Donegal Township. A portion of the entire 120.77-acre quarry facility is located within Mount Joy Township.
 - i. Consideration of a Deferral of Land Development Plan Approval to West Donegal Township
- c. Proposed Rezoning of 2843 Mount Pleasant Road – Proposal by the Board of Supervisors to rezone approximately 106.5 acres from the LI – Light Industrial District to the A – Agricultural District.
 - i. Review and make a recommendation to the Board of Supervisors

8. Initial View:

- a. Minor Subdivision Plan – 1501 Mill Road (#25-14-MSDP) – Proposal to subdivide a 4.28-acre tract into two lots; one containing an existing single-family dwelling and the other containing 6 mobile home units. The property is located in the R – Rural District and is served by public sewer and private water supply system.
 - i. Consideration of waivers:
 - (1) §119-31.C(5) – Wetland Survey
 - (2) §119-52.J(3)(a) – Road Frontage Improvements (deferral)

9. Correspondence: NONE

10. Other Business:

- a. Presentation by Pennmark Management Company re: proposed development at the northeast corner of West Main Street & Cloverleaf Road

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, October 27, 2025** beginning at 7:00 P.M.

12. Adjournment