



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytp.org

Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on September 22, 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; Ben Craddock, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

- 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 record the Final Land Development Plan for Cloverleaf Self Storage (23-12-FLDP); new deadline to be September 29, 2026

David Bitner was present on behalf of the Cloverleaf Self Storage project to clarify the purpose of the time extension request. The current deadline to record the plans is September 26, 2025 but additional time will give his client an opportunity to complete final compliance steps and transfer ownership to a different entity.

A motion was made by Kevin Baker and seconded by Jerry Cole to approve the Consent Calendar. All members present voted in favor of the motion.

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.
- 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.

Mr. Evans noted that the applicant for 1376 Campus Road Phases 3 and 4 requested to pull the requests for conditional plan approval from the agenda. A time extension in which to take action on the plans was provided with a new deadline of December 23, 2025.

Mr. McKinne asked whether e-bikes are allowed to use the non-motorized pathways open to the public. Mr. Evans did not have a copy of the draft agreement on hand to determine what the terms and restrictions are for this purpose.

A motion was made by Michael McKinne and seconded by Bill Weik to accept the time extensions for Phases 3 & 4. All members present voted in favor of the motion.

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.

Henry and Kristina Werner at 1759 Harrisburg Pike addressed the Commission as a neighbor of the proposed Westmount development as well as a party involved in the lot line change plan. They expressed concern with the timing of their contractual obligation to sell a portion of their property to the developer and not being aware of this plan coming before the Commission. The Werners requested not to take action on the plan based on the terms of their agreement with the developer.

Brandon Conrad from Vistablock, developer of Westmount, stated his team has been working on addressing stormwater management comments on the preliminary land development plan for the past seven months. Their intent is to subdivide the agreed-to portion of the Werner property while finalizing these technical changes. He took responsibility for not keeping the Werners in the loop with where things stand.

Mr. Cole preferred to table action on this plan until Vistablock addresses the timing issues with the Werners. A motion was made by Jerry Cole and seconded by Arlen Mummau to table action on the plan. All members present voted in favor of the motion.

Mr. Boll noted that the right-of-way at the rear of the existing residential lots along Harrisburg Avenue does not appear to be on the plan. This was discussed while reviewing the full development plan at a prior meeting.

- 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.

Rick Caranfa of Akens Engineering presented the request to defer plan approval to West Donegal Township since the quarry expansion area is not located in Mount Joy Township. A portion of the entire quarry property extends into Mount Joy Township; however, no changes to that area are proposed by this plan.

A motion was made by Kevin Baker and seconded by Jerry Cole to defer plan approval to West Donegal Township. All members present voted in favor of the motion.

- 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.

Resident Bobbi Thompson supported the rezoning to avoid development on that property. Resident Michelle Kennedy, who lives near the property, expressed concern for her well, septic system, and animals if a large development is located there. Resident Randy Stevens appreciated the consideration to rezone this land back to Agricultural. He noted the property is no longer part of the Greiner Industries facility and that farmland in the township should not be expendable.

The Commission felt that the landowner should be notified as soon as possible if not already. A motion was made by Jerry Cole and seconded by Arlen Mummau to recommend that the Board of Supervisors adopt the proposed ordinance to rezone 2843 Mount Pleasant Road from (LI) Light Industrial to (A) Agricultural. All members present voted in favor of the motion.

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.

Blake Zortman and Aaron Navarro of Landworks presented the project on behalf of the Bailey family. The objective is to create two lots where a single property contains a single-family home and 6 mobile homes that are not physically connected to the main mobile home park property to the east. They understand that Zoning Hearing Board relief is required since the zoning ordinance requires 5 acres or more for a lot containing a mobile home park. No new improvements are proposed with this minor subdivision.

They requested action on three waivers associated with the plan. A wetlands study is required with subdivision plans but there are no watercourses or water features on the site. No indication of hydric soils is on the NRCS soil survey, and no wetlands are identified on the national wetland inventory map. A deferral of road frontage improvements is requested since no improvements are proposed. Additionally, the applicant requested to waive the requirement to show existing features within 200' of the subject property. The Township Engineer supported all three requests.

A motion was made by Rodney Boll and seconded by Jerry Cole to grant a waiver of §119-31.C(3) to show existing features within 200' of the site; §119-32.B & §119-34.E(3)(c) regarding a wetland study; and §119-52.J(3)(a) to defer the required road frontage improvements. All members present voted in favor of the motion.

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. The landowner was represented by attorney Matthew McKeon of MacElree Harvey, planner Brian Seidel of Seidel Planning & Design, designer Thomas Knab of Bohler Engineering, and traffic engineer Cory Greene of Kimley-Horn. The team presented a revised concept plan for the proposed shopping center.

Key updates include more land proposed to be rezoned from the (A) Agricultural District to the (C-2) General Commercial District along the site's West Main Street frontage. In turn, the landowner proposes to preserve the remaining agricultural lands. The signalized intersection for Norlanco Drive extended must move further to the east because of a conflict with a permitted driveway across West Main Street. The agricultural lands are under a lease to be farmed and not left wild like the current condition. This will also serve as a buffer for the neighbors and farms to the east.

Wawa is requiring the developer to gain approval for a left turn lane from Cloverleaf Road into the site. PennDOT does not have a formal response to this left turn lane request, and it is not shown on the updated concept plan. Mr. Cole asked if this would impact the nearby access point into the Norlanco medical facility adjacent to the site. Mr. Greene noted that Cloverleaf Road would have to be widened to accommodate both properties' access points with Cloverleaf Road. Mr. Cole expressed safety concerns with the new left turn being situated between Norlanco's driveway and the Route 230 signalized intersection. His recommendation was to move Wawa away from this busy intersection.

Mr. McKinne asked if PennDOT provided a rationale for requiring the Norlanco Drive extended intersection to be moved from the original proposed location. Mr. Greene said they will not permit a gated access point for the proposed self-storage facility across West Main Street at a signalized intersection. It needs to move eastward to align with the bowling alley's access point. The applicant wanted to get the Township's perspective on the proposed roadway changes before approaching PennDOT.

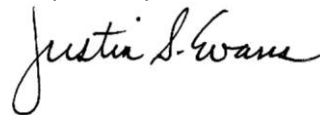
Mr. Boll expressed concern about encroaching further east into the ag-zoned lands considering that Mount Joy Township is supportive of agriculture. He was also disappointed that the landowner left the property fallow with weeds for close to two years in the meantime.

A public comment period for this matter was opened. Donna Bucher stated that traffic continues to be a major issue on Cloverleaf Road, specifically on the residential section going northward to the Route 283 interchange. Randy Stevens echoed the traffic issues in the greater Elizabethtown area. Blake Sweigart said his family recently began to farm this property and is generally okay with the Aldi and Wawa being built. Michelle Kennedy was concerned with additional traffic conflicting with an increased Amish population in the township. Bobbi Thompson spoke about losing more local businesses due to the shopping center.

Mr. Seidel concluded that this site is within the path of growth and should be allowed to develop. Mount Joy Township and Lancaster County have designated it within the growth area per the regional comprehensive plan.

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. A motion was made by Gerald Cole and seconded by Bill Weik to adjourn the meeting at 8:40 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive, flowing style.

Justin S. Evans, AICP
Assistant Zoning Officer