



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

April 27, 2026 – 7:00 P.M.

AGENDA

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

Kevin Becker

Rodney Boll

Michael McKinne

Delmar Oberholtzer

Lynn Royer

Karen Sweigart

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 January 29, 2026; February 23, 2026; and March 23, 2026 meetings
 - b. Authorize the Assistant Zoning Officer to execute the Sewage Facilities Planning Module Component 4A for EAWA's Sheaffer Road and Market Street Gravity Sanitary Relocation project
 - c. Sign the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (#25-05-FLDP)
 - d. Sign the Preliminary/Final Subdivision Plan for Pennsylvania CVS Pharmacy, LLC (#25-16-MSDP)
 - e. Sign the Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP)
 - f. Sign the Final Minor Subdivision Plan for Lancaster Farm Sanctuary (#25-17-MSDP)
6. Old Business:
 - a. Preliminary/Final Land Development Plan for MESA Substation (#26-02-FLDP) – Proposal to develop a 0.645-acre lot adjoining 1892 West Main Street with an ambulance station. The site is zoned (C-2) General Commercial and will be served by on-lot water and public sewer.
 - i. Consideration of a waiver of §119-53.C(1) – parking facility curbing
 - ii. Consideration of final plan approval
 7. New Business: NONE
 8. Initial View:

- a. Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi (#26-03-FSDP) – Proposal to subdivide a 22.7-acre tract located at 583 Trail Road North into three residential lots. The property is zoned (A) Agricultural and is/will be served by on-lot water and sewer facilities.
 - i. Consideration of Waivers:
 - (1) §119-25.C(1) – Preliminary plan requirement
 - (2) §119-52.J(3)(a) – Improvement of existing streets
 - (3) §119-31.C(3) – Existing features

9. Other Business:

- a. Discussion on the removal of property located on Snyder Road from the Urban Growth Area

10. Correspondence: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, May 27, 2026** beginning at 7:00 P.M.

12. Adjournment