



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on April 27, 2026

1. Vice Chairman Rodney Boll 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 Becker — Present

Rodney Boll — Present

Michael McKinne — Present

Delmar Oberholtzer — Present

Lynn Royer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer & Josh Brengel, Lancaster Civil Engineering (Township Engineer)

4. Public Comment: NONE

5. Consent Calendar:

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)

A motion was made by Delmar Oberholtzer and seconded by Karen Sweigart to approve the Consent Calendar. All members present voted in favor of the motion.

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.

Steve Gergely from Harbor Engineering presented the project on behalf of the applicant's representatives who were also in attendance. Since appearing before the Commission for the project's initial view, they obtained variances for the dimensional issues on the adjoining Hawthorne Electric property and determined that the PPL easement crossing the site is smaller in width than originally thought. He also upsized the stormwater management facility to accommodate future impervious area expansion.

An additional waiver request was made pertaining to a landscaped area within the proposed parking lot. The SALDO requires curbing around the landscaped area, however, this would necessitate additional conveyance. An inlet is proposed to accept the runoff instead of directing it elsewhere.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to grant a waiver of §119-53.C(1) (parking facility curbing) and grant approval of the Preliminary/Final Land Development Plan for MESA Substation (the "Plan") prepared by Harbor Engineering, Inc., Project No. 251195-001, dated February 9, 2026, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated April 20, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated March 28, 2026.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated April 14, 2026.
4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
5. Applicant shall submit a fully executed Deferred Road Improvement Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording. The Agreement shall include, but is not necessarily limited to, provisions for roadway widening and non-vehicular facilities.
6. Applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
7. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to the release of the Plan for recording. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

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.

Ali and Amir Boutorabi presented the plan to the Commission since their engineer was not available. The property contains one single-family dwelling where their parents live and two lots will be subdivided to construct single-family dwellings for each brother. The Zoning Hearing Board granted variances in 2022 for

an additional lot to be subdivided and lot area. Those approvals have since expired due to the length of time spent on sewage disposal testing and preparation of the subdivision plan.

The Commission asked about the review comments pertaining to animal areas encroaching a proposed common property line and setbacks. This conflicts with the Zoning Ordinance requirements and needs resolved. Mr. Boutorabi also explained the lot configuration is intended to create a 2.5-acre lot and two 10+ acre lots.

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the following waivers for the plan:

- (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

All members present voted in favor of the motion.

9. Other Business:

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

Abe Weidman representing the family that owns the property asked to speak on the matter. They wish to oppose any action to remove it from the Urban Growth Area (UGA), recounting around 30 years of planning and zoning history with the farm. It was zoned R-2 until the 2010 Comprehensive Plan recommended rezoning it to Agricultural until suitable infrastructure could be provided. He stated it is the most buildable property in the Township adjacent to Mount Joy Borough. Removing it from the UGA would create another hurdle to selling the property.

Mr. McKinne acknowledged bringing up the subject at the previous meeting as a response to the Board of Supervisors denying the text amendment and rezoning for the Traditions of America proposal. Removing it from the UGA would create a “yellow light” for developing it. While the ToA proposal would be tax revenue positive, a traditional residential development has been shown to be net negative. His intent was not to take the landowners’ rights away but to slow down the path to development.

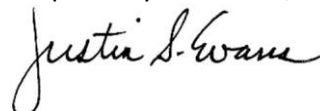
The Commission expressed mixed thoughts on taking this step, especially in light of the Township’s obligation to provide for development. There was uncertainty as to the suitability of infrastructure in that area, namely public water supply, roadways, and the Snyder Road/Route 230 intersection.

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. A motion was made by Karen Sweigart and seconded by Kevin Becker to adjourn the meeting at 8:00 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP  
Assistant Zoning Officer