MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission
November 23, 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	Lynn Royer
Rodney Boll	Karen Sweigart
Michael McKinne	Bill Weik, Jr.
Delmar Oberholtzer	

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 October 26, 2026 meeting

   b. Authorize the Zoning Officer to process the Sewage Facilities Planning Module Component 4A for Elizabethtown Crossings Development and Hershey Road Pump Station and Interceptor Expansion Project

6. Old Business:

   a. Final Phase 1, Lot Add-On, Subdivision & Land Development Plan for Westmount (#26-07-FLDP) – Proposal to develop the 10.14-acre Phase 1 consisting of 86 townhouses on 4 lots generally located on the north side of Harrisburg Avenue. The site is zoned (R-2) Medium-Density Residential and will be served by public water and sewer.

      i. Consider conditional approval of the final plan

   b. Proposed Amendments to the Mount Joy Township Zoning Ordinance

      i. Review, make recommendations and make motion to the Board of Supervisors

7. Initial View:

   a. Lot Line Change Plan for Playful Pups Retreat (#26-09-LLCP) – Proposal to reconfigure two lots containing 6.058 and 12.712 acres located at 934 Milton Grove Road and 950 Milton Grove Road, respectively, into 4.34-acre and 14.44-acre lots. No construction is purposed as part of the plan. Both lots are in the (A) Agricultural District.

      i. Consideration of waiver

         1. §119-52.J(3)(a) – Improvement of Existing Streets

8. New Business: NONE
9. Other Business: NONE
10. Correspondence:
    a. Lancaster County Planning Commission review of the Westmount Phase 1 Final Plan, dated September 8, 2026 (included with item 6a)
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, December 28, 2026** beginning at 7:00 P.M.
12. Adjournment