MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Mount Joy Township Planning Commission
October 26, 2026 – 7:00 P.M.
Meeting Minutes

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	Lynn Royer - Absent
Rodney Boll - Present	Karen Sweigart - Present
Michael McKinne - Present	Bill Weik, Jr. - Absent
Delmar Oberholtzer - Absent	

4. Public Comment: NONE
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 September 28, 2026 meeting

   b. Ratify and confirm signature of the Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi (#26-03-FSDP)

   A motion was made by Karen Sweigart and seconded by Michael McKinne to approve the consent calendar. All members present voted in favor of the motion.

6. Old Business:

   a. Lot Line Change Plan for James W. & Donna J. Coble (#26-08-LLCP) – Proposal to reconfigure two lots containing 8.438 and 0.987 acres located at 612 Cassell Road and 570 Cassell Road, respectively, into 2.0-acre and 7.425-acre lots. No construction is proposed as part of the plan. The lots are served by on-lot water and sewer facilities and are in the (R) Rural District.

      i. Consideration of waivers

         1) §119-35.E(3)(c) – wetland study

         2) §119-52.J – lot frontage improvements

         3) §119-57.D – lot line markers

      ii. Consideration of conditional plan approval

   Erik Kaylor of Hanover Engineering stated that they resubmitted the plans with revisions per the engineer's comments. They are seeking three (3) waivers: Wetland study, lot frontage improvements and lot line markers. Mr. Kaylor stated that they do not feel the need for a wetland study due to no wetlands being present on the property per the soil tests. Mr. Kaylor stated that they do not feel the need for improvements

to the lot frontage due to only changing the lot line with no construction proposed. Mr. Kaylor stated that he set all the lot line markers aside from two (2) that could not be set due to site constraints such as woods, rocks, etc.

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the waivers. All members present voted in favor of the motion.

Mr. McKinne confirmed with Ben Craddock of Lancaster Civil that his comments were minimal and there would be no problems complying. Mr. Craddock confirmed.

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the lot line change 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 October 20, 2026.
2. Written notice shall be provided from the DEP that approval of the sewage planning module has been granted or notice from the Department that such approval is not required.
3. Applicant shall record revised deeds that reflect the new lot descriptions within 30 days of the release of the subdivision plans for recording.
4. 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. Initial View: NONE

8. New Business:

   a. <u>Proposed Amendments to the Mount Joy Township Zoning Ordinance</u>

      i. Review and make recommendation to the Board of Supervisors

Mr. Boll asked what prompted the amendments. Mr. Peak responded that the amendments stemmed from comments from the boards, employees, police and third parties such as the conservation district and DEP regarding their standards/policies updating what is currently in the ordinance. Mr. McKinne asked if someone would want to happen if someone wanted to get relief from one or more requirements in a section of the ordinance. Mr. Peak stated that they would need to submit a variance application and go before the Zoning Hearing Board. Mr. McKinne asked, for clarification of section 135-235, if a resident has two (2) saddle horses/ponies and rents space from a neighboring farm to board the animals how would that be justified under the ordinance. Mr. Peak stated that the neighboring farm would need to obtain a permit as a horse boarding facility and comply with section 135-302. Mr. McKinne asked how the ordinance would pertain to a home owner that boards a saddle horse/pony on their property but it grazes on a neighboring property. Mr. Peak stated that as long as the owner is in compliance with section 135-302 there should not be an issue since the animal is being boarded on the owners property. Mr. Boll asked how the ordinance would be enforced with owners that are non-compliant prior to the ordinance being amended. Mr. Peak stated that the properties will be a legal non-conforming use. Mr. Becker asked how will the ordinances be enforced. Mr. Peak stated that the enforcement will be complaint driven. Mr. Becker confirmed that some of the

ordinance amendments were made to comply with third party agencies. Mr. Peak confirmed that some amendments were made to comply with the current policies of some of the third parties. Mr. Becker asked if the Township is legally able to make the amendments to section 135-231 and within everyone's rights. Mr. Peak stated that the solicitor reviewed the ordinance changes. Mr. Craddock stated that the amendments were added to further clarify where, which zoning district and what type(s) of structures can be group homes. Mr. Boll asked if section 135-217, Bed and Breakfast, included Air BnBs. Mr. Peak confirmed and stated that the definition of short-term lodging is residency under 31 days. Mr. Boll asked what 135-263 is regulating. Mr. Peak stated that it is regulating the hours of transient sales and extending the time from 9:00pm to 10:00pm. Mr. Boll asked what prompted the changes to the beekeeping requirements, lessened the acreage requirements. Mr. Peak stated that he is not aware of what prompted the changes. Mr. Boll asked if a property owner has 5 acres can would the limit be 12 fowl. Mr. Peak confirmed and stated that anything over 25,000 square feet would only be allowed 12 fowl per the proposed ordinance. Mr. Boll asked how residents will be made aware that they are not in compliance. Mr. Peak stated that the proposed ordinance changes will be advertised. Mr. Boll stated that he feels it would be a good idea to send a notice to the residents. Mr. Peak stated he would talk to the Township Manager. Mr. Becker asked if Mr. Peak stated that the proposed ordinance amendments had to go before the Lancaster County Planning Commission. Mr. Peak confirmed. Mr. McKinne questioned why there are no cat limits listed in section 135-302. Mr. Peak stated that section 135-302 incorporates all domestic animals and is unsure why there is no limit on cats but there is a limit on dogs. Mr. McKinne asked if nuisance could be added to section 135-302A. Mr. Peak stated that he would inquire about adding nuisance to section 135-302A.

9. Other Business: NONE

10. Correspondence:
    a. LCPC review of the Lot Line Change Plan for James W. & Donna J. Coble, dated October 8, 2026 (provided with item #6a)

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 23, 2026** beginning at 7:00 P.M.

12. A motion was made by Michael McKinne and seconded by Karen Sweigart to adjourn the meeting at 7:40pm. All members present voted in favor of the motion.

Respectfully Submitted,

Matthew A. Peak

Matthew A. Peak
Zoning Officer/Community Development Director