



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

May 28, 2025 – 7:00 P.M.

AGENDA

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

Kevin Baker

Rodney Boll

Gerald Cole

Michael McKinne

Arlen Mummau

Delmar Oberholtzer

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 April 28, 2025 meeting

6. Old Business:

- a. P/F Land Development Plan for Sheetz – Veterans Drive (#24-22-FLDP): Plan proposes a 6,132 SF convenience store and gas pumps on a 2.171-acre property located at the corner of Veterans Drive and Hershey Road, with additional access to Old Hershey Road.

The Applicant is requesting the following waivers/ modifications, or deferrals from Chapter 119 - Subdivision & Land Development Ordinance:

1. §119-25.C(2) – Preliminary plan submission
2. §119-52.J.3.A - Improvements of existing streets and intersections, curbing of existing streets (deferral request)
3. §119-52.K(4) – Cartway edge tangential arc radius
4. §119-52.S.3(D) – Access drive separation within 200' of intersection of streets
5. §119-53.B.1 – Sidewalks along existing streets
6. §119-53.B(4)(A) – Sidewalk construction standards
7. §119-53.B(10) – Grass planting strip
8. §119-53.C(2) – Vertical curb dimensions

The Applicant is requesting the following waivers/modifications from Chapter 113 – Stormwater Management Ordinance:

1. §113-32.A(2)(c) – Loading Ratio
2. §113-37.C – Conveyance pipe diameter

3. §113-42.D – Plan scale

b. Consideration of Conditional Final Plan Approval

7. New Business:

- a. Street Light Modification for 1376 Campus Road – All Phases: A modification has been requested from SALDO Section 119-52.O(1) – Streetlight Standards. To provide streetlighting supplied by PP&L, a modification to the illumination requirement of a small percentage of areas is necessary.
- b. Waiver for Bob Brubaker Minor Land Development Plan: A waiver is requested from SALDO Sections 119-52.J(3)(a), 119-53.B(2), and 119-53.C requiring improvements to the frontage along Camp Road.

1. Consideration of Conditional Plan Approval

- c. Rezoning Petition - 2360 Sheaffer Road – Proposal to rezone a 57.15 parcel located at 2360 Sheaffer Road from the R – Rural District to the R-2 Medium-Density Residential District.

1. Review and make recommendation to the Board of Supervisors.

8. Initial View: NONE

9. Correspondence: NONE

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, June 23, 2025** beginning at 7:00 P.M.

12. Adjournment