



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors July 21, 2025 @ 7:00 p.m. AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.

2. Roll call of the Supervisors.

3. Elizabethtown Fire Department – Disbursement Request:

Marc Hershey from the Elizabethtown Fire Department will be in attendance to request a disbursement of funds in the amount of \$15,027.00 for the replacement of three roof-top HVAC units. (The total cost of the job is \$45,440.00 with Mount Joy Township responsible for 33.07% of the cost.)

4. Old Business - Chapter 135 – Zoning Ordinance Amendment:

a. Open public hearing.

b. Close public hearing.

c. Discussion on and, if appropriate, a motion to enact an ordinance whereby, when enacted, Chapter 135, Zoning, of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012, as amended, is further amended by revising the zoning classification for Tax Parcel No. 460-61744-0-0000 (2360 Sheaffer Road) from the Rural District (R) to Medium Density Residential District (R-2).

5. Public Comment:

An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.

6. Consent Calendar:

a. Approve and ratify the minutes of the June 16, 2025 meetings.

b. Approve payment of all bills via Bill List #12-2025 in the amount of \$526,779.66; Bill List 12a-2025 in the amount of \$19,312.92; Bill List #13-2025 in the amount of \$181,077.47; and Bill List 14-2025 in the amount of \$278,212.62; and ratify the payment of all payrolls for the period of June 13, 2025 through July 10, 2025 inclusive, in the amount of \$44,631.18 which represents two pay periods.

c. Personnel: Approve a wage increase for Patricia J. Bailey, Township Secretary/Assistant Zoning Officer effective June 22, 2025 as per the Chairman of the Board of Supervisors memo dated June 18, 2025.

d. Personnel: Confirm the resignation of Joseph B. Price, Community Development Director/Zoning Officer, effective July 15, 2025.

e. Cul-de-Sacs: Authorize the Staff to forward the first draft for the re-write dealing with cul-de-sacs to the Township Planning Commission, County Planning Commission, Township Engineers and Solicitor for their thoughts and comments.

- f. Elizabethtown Regional Sewer Authority – Trunk A Interceptor Expansion: Adopt a resolution whereby, upon adoption, the sewer planning module is approved for the ERSA – Trunk A Interceptor Expansion and authorize the Township Secretary to forward the same onto the Regional Office of the PA Department of Environmental Protection for approval.
 - g. Martin, Abner; 23047-SWMP-MAJ: Approve reduction in Escrow from its current amount of \$4,214.10 to \$2,211.35 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the Martin stormwater management plan located at 541 Snyder Road.
 - h. Gish, Martin S. & Robin D.; 240007-SWMP-MAJ: Approve a reduction in Escrow from its current amount of \$87,787.67 to \$9,909.28 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the Gish stormwater management plan located at 370 Greentree Road.
 - i. Tiny Estates; 22-14-PLDP: Approve a reduction of Letter of Credit #2320017276, in its current amount of \$124,219.70 to \$76,278.85 as issued by Univest Bank & Trust Co. to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Tiny Estates land development plan located along Schwanger Road.
7. Sewage Enforcement Officer:
- a. Confirm the resignation of Leonard Spencer as the Township’s Sewage Enforcement Officer, effective June 29, 2025. (Mr. Leonard will complete any open projects to date.)
 - b. Introduce Keith J. Hunnings of South Penn Code Consultants, 1382 Seven Valleys Road, York, PA, 17408.
 - c. Discussion on and if appropriate a motion to 1) appoint South Penn Code Consultants as the Sewage Enforcement Officer for Mount Joy Township; and 2) adopt a resolution whereby, upon adoption, the fees for the administration of the Pennsylvania Sewage Facilities are revised.
8. Mount Calvary Christian School – Special Event:
- Eric Stone will be in attendance to request the closure of Holly Street from Hillside Avenue to the intersection of Hanover Street (SR 743) and Mount Gretna Road (SR 241) on September 27, 2025 from 7:00 a.m. to 3:00 p.m. for the MCCA Kids Fest.
9. Traditions of America – Proposed Zoning Ordinance Amendment:
- Discussion on and, if appropriate, a motion to **1)** accept the Petition to Rezone lands identified as Tax Parcel #461-78979-0-000 and 461-06116-0-0000 from its present classification of Agricultural (A) to Low Density Residential (R-1); **2)** accept the Proposed Text Amendment; **3)** authorize the Township Solicitor to prepare and advertise an ordinance; **4)** forward the Petition to Rezone and Proposed Text Amendment; to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and **5)** to schedule a public hearing to be held during the September 15, 2025 Board of Supervisors meeting.
10. Elizabethtown Crossing – Proposed Zoning Ordinance Amendment – Draft:
- Representatives from McNees Wallace & Nurick, Inc. and Catalyst Commercial Development will be in attendance to discuss the working draft of their Proposed Zoning Ordinance Amendment for Elizabethtown Crossing which is located on Hershey Road at SR 743 interchange.
11. Grandview Heights Amish School; Beiler, Daniel & Rebecca; 250060-SWMP-MAJ:
- Discussion on and, if appropriate, action relating to the modification requests of Chapter 113 Stormwater Management Ordinance, §113-42.F Drafting Standards, request to only show limits of the

Amish Schoolhouse's lease property; and §113-43.I.(5) and 113.43.I.(7) SWM Site Plan Information, request relief to only show the nearest adjacent landowner information. (As per the Township Engineer's review letter dated July 10, 2025 there are no objections to any of these requirements.)

12. Municipal Building:

First look at the proposed plans at 8853 Elizabethtown Road.

13. Commonwealth Code Inspection Agreement – Zoning Agreement:

Discussion on and, if appropriate, a motion to enter into an agreement between Commonwealth Code Inspection Service and Mount Joy Township to provide zoning services to help with the issuance of permits, meeting with property owners concerning zoning, and possible staffing to help with walk-ins that may have zoning questions.

14. Administrative staff reports:

15. Supervisor's reports and comments:

16. Reports: *Written – on file

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| Administrator* | Mastersonville Fire Co.* |
| Code Enforcement/Rental Inspections* | MESA* |
| Community Development Director* | Milanof-Schock Library* |
| Elizabethtown Area Water Authority* | Park and Recreation Board |
| Elizabethtown Public Library | Planning Commission* |
| Elizabethtown Chamber of Commerce | Public Works Department* |
| Elizabethtown Regional Sewer Authority | Regional Police Department* |
| Engineer | Rheems Fire Department Co.* |
| Fire Department Mount Joy* | Sewage Enforcement Officer |
| Friendship Fire & Hose Co.* | Zoning Hearing Board* |
| GEARS* | Zoning Officer - Permits* |

17. Correspondence:

- a. Letter from Jeb Musser, Lancaster Farmland Trust, received June 13, 2025; re: Preserved Farms in the Township. (E-mailed to Supervisors 6-13-2025.)
- b. Letter from Kenneth D. Myer, The Elizabethtown Fair, received June 23, 2025; re: 2025 Invitation to Opening Ceremony. (E-mailed to Supervisors 06-24-2025.)
- c. PSATS News Bulletin, June 2025; re: Monthly newsletter. (E-mailed to Supervisors 06-24-2025.)
- d. Letter from Kevin R. Sech, HILBEC Engineering & Geosciences, LLC, dated June 17, 2025; re: Small Flow Treatment Plant Permit Application for NPDES permit. (E-mailed to Supervisors 06-30-2025.)
- e. Letter from Timothy R. Reese, Pennsylvania Municipal Retirement System, dated June 30, 2025; re: Excess Interest Award. (E-mailed to Supervisors 06-30-2025.)
- f. Letter from Carol Hess, received July 10, 2025; re: Noxious weeds on Pennmark Property along SR 230. (E-mailed to Supervisors 07-10-2025.)
- g. Letter from Dan Young, LCSWMA, dated July 7, 2025; re: Public Officials Update Meeting. (E-mailed to Supervisors 07-10-2025.)
- h. Letter from Carol A Piontkowski, PA Department of Corrections, dated July 9, 2025; re: Application for New General Permit GP-1 for one Cleaver Brooks Boiler (E-mailed to Supervisors 07-11-2025.)

18. Other Business:

19. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on **Monday, August 18, 2025**, beginning at 7:00 P.M.

20. Adjournment.