



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors

November 17, 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. Rheems Fire Department:

Representatives of the Rheems Fire Department will be in attendance to request a distribution of \$500,000.00 from the Mount Joy Township Capital Improvement Fund for the purchase of a 2026 Pierce Enforcer Engine to be disbursed during the 1st quarter of 2026.

4. 2843 Mount Pleasant Road – Rezoning:

a. Open public hearing.

b. Close public hearing.

c. Discussion on and, if appropriate, a motion to enact an ordinance, whereby, upon enactment, Chapter 135, Zoning is amended to rezone land identified as 2843 Mount Pleasant Road from its present classification as Light Industrial District (LI) to Agricultural District (A). (Must be acted on within 60 days of the second advertisement which was Friday, November 5, 2025 – 60 days is January 2, 2026.)

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 October 20, 2025 meetings.

b. Approve payment of all bills via Bill List #21-2025 in the amount of \$232,689.07; Bill List 22-2025 in the amount of \$303,960.07; and Bill List #22A-2025 in the amount of \$7,052.86 and ratify the payment of all payrolls for the period of October 17, 2025 through November 13, 2025 inclusive, in the amount of \$34,576.24 which represents two pay periods.

c. Memorandum of Understanding – Lancaster County Planning Commission: Authorize the Chairman of the Board of Supervisors to execute a Memorandum of Understanding between Mount Joy Township and the Lancaster County Planning Commission to refine and update the responsibilities of Mount Joy Township and the Lancaster County Planning Commission in regard to their roles in administering Subdivision and Land Development as discussed in Article V Section 501 and 502(b) of the MPC.

d. Engine Brake Retarder – Ridge Road: Authorize the Township Solicitor to prepare and advertise an ordinance to amend Chapter 127. Vehicles and Traffic, whereby Engine Brake Retarder

Prohibition signs restricting use on Ridge Road, between the intersection of Ridgeview Road and Greentree Road are to be installed.

- e. Bear Creek Estates; 24-23-FLDP: Approve a reduction of Letter of Credit #2320020148, in its current amount of \$1,797,569.90 to \$930,435.90 as issued by Univest Bank & Trust to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Bear Creek Estates land development plan located along Sheaffer Road and E. College Avenue.
 - f. Elmer Beiler (Christian Stoltzfus); 25-08-MLDP: Approve a reduction of Escrow in its current amount of \$55,146.10 to \$16,117.12 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Beiler land development plan located 2980 Harvest Road.
 - g. Lancaster County Career & Technology Center; 21-08-FLDP & 24-12-FSDP: Approve a reduction of Escrow, in its current amount of \$196,963.90 to \$41,547.15 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the LCCTC land development plan located along Old Market Street.
 - h. Lancaster County Career & Technology Center; FSDP-02-2016: Approve a reduction of Escrow, in its current amount of \$45,889.60 to \$23,482.80 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the LCCTC land development plan located along Old Market Street.
 - i. Klein Mills (1376 Campus Rd) – Phase 1A (SFD); 22-15-FLDP: Approve a reduction of Letter of Credit #6000023009, in the amount of \$838,750.08 to \$769,110.57, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the 1376 Campus Rd land development plan.
 - j. Klein Mills (1376 Campus Rd) – Phase 1A (Shared); 22-15-FLDP: Approve reduction of Letter of Credit #6000023066, in its current amount of \$246,441.04 to \$183,714.74, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements within the public right-of-way, excluding public sewer and public water facilities, for the 1376 Campus Road land development plan.
 - k. Featherton Crossing- Phase 4; 12-2017-FLDP: Approve a release of Letter of Credit #STB891, in its current amount of \$116,408.00, as issued by Fulton Bank, for the 18-month maintenance guaranty for the dedication of a portion of Westbrooke Drive.
7. Elizabethtown Crossing – Petition to Amend Zoning Ordinance:
Discussion on and, if appropriate, a motion to 1) accept the Petition to Amend the Zoning Ordinance 2) authorize the Township Solicitor to prepare and advertise an ordinance; 3) forward the Petition to Amend the Zoning Ordinance to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and 4) to schedule a public hearing on February 16, 2026.
8. Donegal Region Comprehensive Plan:
Discussion on and, if appropriate, authorize the Chairman of the Mount Joy Township Board of Supervisors to sign a Letter of Support for DCED funding. (Township cost is anticipated to be \$4,000.00.)
9. Manheim Central Region Comprehensive Plan:
Discussion on and provide any comments on the Manheim Central Region Comprehensive Plan.

10. Parks:

Wolgemuth Park – Accept the proposal from River Valley Landscapes, 1178 Nursery Road, Wrightsville, PA 17368, for the purchase of an inclusive swing seat to replace the one that is broken. (Will be paid for out of the Park & Recreation Fund)

11. Tax Incentives for Volunteer Emergency Personnel:

Discussion on and, if appropriate, a motion to authorize the Township Solicitor to advertise the draft ordinance, whereby, Chapter 123, Taxation, is amended to allow Volunteer Emergency Personnel residing within the Township a tax incentive.

12. Administrative staff reports:

13. Supervisor's reports and comments:

14. Reports: *Written – on file

Administrator
Code Enforcement/Rental Inspections*
Community Development Director*
Elizabethtown Area Water Authority*
Elizabethtown Public Library
Elizabethtown Chamber of Commerce
Elizabethtown Regional Sewer Authority*
Engineer
Fire Department Mount Joy
Friendship Fire & Hose Co.*
GEARS*

Mastersonville Fire Co.*
MESA*
Milanof-Schock Library*
Park and Recreation Board
Planning Commission*
Public Works Department*
Regional Police Department*
Rheems Fire Department Co.
Sewage Enforcement Officer*
Zoning Hearing Board*
Zoning Officer - Permits*

15. Correspondence:

- a. Letter from Susan Hostetter, President, Mount Joy Area Historical Society, dated October 16, 2025; re: 2026 Funding Request. (E-mailed to Supervisors 10-17-2025.)

16. Other Business:

17. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, December 15, 2025, beginning at 7:00 P.M.

18. Adjournment.