



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on May 27, 2026

1. Chairman Bill Weik, Jr. 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

Rodney Boll — Absent

Michael McKinne — Present

Delmar Oberholtzer — Absent

Lynn Royer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the April 27, 2026 meeting

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

6. Old Business:

- a. Minor Subdivision Plan – 1501 Mill Road (#25-14-MSDP) – Proposal to subdivide a 4.28-acre tract into two lots; one containing an existing single-family dwelling and the other containing 6 mobile home units. Plan previously approved; applicant is requesting relief from §119-57.B (concrete monuments).

Landowner Tonya Bailey was present. Mr. Evans provided context for the request, noting the surveyor could not install all the required concrete monuments due to significant rock present on site. Iron pins were used instead and are acceptable to the Township given the circumstances.

A motion was made by Michael McKinne and seconded by Kevin Becker to approve the request to use iron pins instead of concrete monuments. All members present voted in favor of the motion.

- b. Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): Proposal to develop a 36.258-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. Plan previously approved; applicant is seeking a determination of §119-61.H (fee in lieu of recreation land dedication).

Applicant Brandon Conrad was present to discuss the recreation land dedication requirements for the Westmount residential development. He wishes to pay a fee-in-lieu of dedication for each of the three phases. His understanding is that the Planning Commission must approve the fee, to which Mr. Evans

concurred given the Township Solicitor's advice. Mr. Conrad also wanted to discuss the potential for credits towards the fee if recreation facilities such as tot lots are provided in the development. His main concern is that the Township will require the dedication of land, which Mr. Evans calculated to be 15.606 acres per §119-61 of the SALDO.

The Commission believed that the appropriate time to consider a fee-in-lieu is during the final approval of the phase plans. They indicated a consensus to do so considering the Township's desire to use the fees for further development of its public parks. Mr. Conrad intends to bring options for on-premises recreational amenities and discuss credits in the near future.

7. New Business: NONE
8. Initial View: NONE
9. Other Business: NONE
10. Correspondence: NONE
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, June 22, 2026** beginning at 7:00 P.M.
12. A motion was made by Karen Sweigart and seconded by Kevin Becker to adjourn the meeting at 7:28 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive, flowing style.

Justin S. Evans, AICP
Assistant Zoning Officer