



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

September 28, 2026 – 7:00 P.M.

AGENDA

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

Kevin Becker
Rodney Boll
Michael McKinne
Delmar Oberholtzer

Lynn Royer
Karen Sweigart
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 August 24, 2026 meeting
- b. Ratify and confirm signature of the Preliminary/Final Land Development Plan for MESA Substation (#2026-02-FLDP)

6. Old Business:

- a. Final Land Development Plan for Cloverleaf Self Storage (#23-12-FLDP) – Accept a time extension in which to take action on the plan; new deadline will be September 29, 2027.
- b. Preliminary/Final Subdivision and Land Development Plan for SM&B Enterprise LLC (#26-04-FSDP) – Proposal to subdivide an 18.472-acre tract located on the south side of Fairview Road (west of North Plum Street) into three residential lots containing 1.51, 1.52, and 14.18 acres. The property is zoned (A) Agricultural and will be served by public water and sewer service. A private road will be constructed to access all three lots.
 - i. Consideration of conditional plan approval

7. Initial View:

- 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.

8. New Business:

- a. Petition to Amend the Zoning Map: 2360 Sheaffer LLC – Proposal to rezone a 57.151-acre tract located at 2360 Sheaffer Road from (R) Rural to (R-1) Low-Density Residential. A public hearing is scheduled before the Board of Supervisors on October 19, 2026.
 - i. Review and make a recommendation to the Board of Supervisors

9. Other Business:

- a. 2027 Meeting Schedule – Consideration of meeting starting times and scheduling of the December meeting

10. Correspondence:

- a. LCPC plan review for Westmount Phase 1, dated September 8, 2026
- b. LCPC plan review for SM&B Enterprise LLC, dated July 8, 2026 (included with item #6b)

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, October 26, 2026** beginning at 7:00 P.M.

12. Adjournment