



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on August 24, 2026

1. Vice Chairman Rodney Boll 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 — Present

Michael McKinne — Present

Delmar Oberholtzer — Present

Lynn Royer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer and Benjamin Craddock, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the July 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: NONE

7. Initial View:

- a. 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.

Brian Cooley of DC Gohn presented the plan with landowner Steve Johns. He noted that three development rights remain with the property after its subdivision from the parent tract located on the north side of Fairview Road. The Zoning Hearing Board approved variances for larger residential lot sizes and garage heights. The homes will be served by a private road off Fairview Road, while public water and sewer will extend from Florin Hill through the rear of the site. Allocation of water and sewer EDUs were recently approved by the Board of Supervisors. A stormwater management basin is located at the bottom of the site near the road and the NPDES permit application is underway.

Mr. McKinne asked if stormwater facilities are located at the western end of the site. Mr. Cooley explained that the private road is banked to sheet flow into the basin and an inlet is provided at the road's

intersection with Fairview Road to catch runoff before it leaves the site. He added that the PennDOT permit is likely to be received soon as Mr. Johns has been shaving down the bank to gain additional sight distance for the private road.

The Commission reviewed the list of requested waivers as presented by Mr. Cooley. During this discussion, Mr. Oberholtzer asked the applicant to consider shortening the private street to better fit the maximum length requirement. Additionally, Mr. McKinne expressed concern with sinkholes due to karst geology, to which Mr. Cooley stated their geologist determined that the site does not appear to contain sinkholes or closed depressions.

Mr. Johns noted the common maintenance elements such as stormwater facilities and the private street will be shared among the three properties and subject to a legal agreement. The site is approved by the LCCD to take in fill that will be used to grade the site. He believes the current cul-de-sac location helps serve Lot 3 better with fire department apparatus than if the street was shortened and the cul-de-sac further away from that home. Mr. Craddock explained his recommendation in favor of waiving various street standards based on the proposed use. Only three lots will use it, and it is classified as a street because each lot needs road frontage.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to grant the following waivers subject to the conditions noted therein:

- (1) §119-25 – preliminary plan processing
- (2) §119-52.J – existing street improvements (conditioned upon recordation of a Deferred Improvements Agreement)
- (3) §119-52.K(4) – intersection radius
- (4) §119-52.M(4) – cul-de-sac length (conditioned on the Township Solicitor's comment to restrict further subdivision of the property)
- (5) §119-52.O – street lighting
- (6) §119-52.R(6) – street standards: crown
- (7) §119-53.B(1) – sidewalks
- (8) §119-53.C(1) – curb
- (9) §119-62 – trails (conditioned upon recordation of a Deferred Improvements Agreement)
- (10) §113-31.J(1)&(2) – surface depression location
- (11) §113-37.A(1)(a)[2] – side slopes

All members present voted in favor of the motion. The Commission noted its preference to approve the subdivision plan at the next meeting.

- b. Final Phase 1, Lot Add-On, Subdivision & Land Development Plan for Westmount (#26-07-FLDP) – Proposal to develop the 10.14-acre Phase 1 consisting of 86 townhouses on 4 lots generally located on the north side of Harrisburg Avenue. The site is zoned (R-2) Medium-Density Residential and will be served by public water and sewer.

Brent Good of ELA Group presented the plan to the Commission. Henry and Kristina Werner were present as adjoining landowners whose lot is subject to the lot line change contained in the overall land development plan. Mr. Good showed Phase 1 in context of the full site and proposed infrastructure layout. This phase pertains to 10 acres at the eastern end of the site that will be developed with 86 townhouse units.

A sewer pump station will be built at the southeastern end to receive sewage from the rest of the development. A temporary cul-de-sac is proposed where Bradfield Drive will terminate at the phase boundary. That boundary is at a natural topography break coinciding with the PPL right-of-way crossing the site. No grading may take place in the PPL area other than to construct the street perpendicularly. He noted the ordinance requires an 800' maximum length for a dead-end street. Emergency access could be gained via a stone construction entrance to the west that intersects with Harrisburg Road. A request was made to approve a 1,500' cul-de-sac street length under Section 119-52.M(4) until future phases extend Bradfield Drive through to its eastern terminus.

Mr. McKinne asked where stormwater will be sent. Underground storage will capture some runoff; above-ground BMPs will reduce runoff before it reaches the farm across the road to the south. The underground facilities are designed to hold the 100-year storm event. Mr. Good responded to the Township Solicitor's concern with maintenance of the Lot 1 basin, noting that a legal agreement will tie these responsibilities to Lot 7. Concrete underground storage chambers are proposed in part due to the presence of karst geology. He understands that the Gehmans to the south have engaged an engineer to evaluate the stormwater approach.

Mr. Boll asked what the timeline for a "temporary" cul-de-sac is. It could be a few years until the road goes through with the next phase. Mr. Craddock did not have a strong feeling against the temporary cul-de-sac length due to the access driveway network. He would like to receive comments from the fire department on this matter though.

A discussion took place about the park and recreation land fee-in-lieu, specifically timing and credits for private recreation facilities. The Commission will consider the cul-de-sac length issue once the fire department provides comment and a plan for emergency access is prepared.

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.

This item was not considered at the August 24 meeting per the request of the applicant.

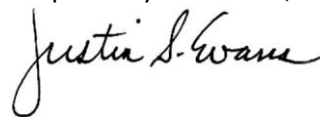
9. Other Business: NONE

10. Correspondence: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, September 28, 2026** beginning at 7:00 P.M.

12. A motion was made by Karen Sweigart and seconded by Delmar Oberholtzer to adjourn the meeting at 8:25 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Assistant Zoning Officer