



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

1/15/2026

Mount Joy Borough
Planning Commission
Meeting Minutes
Meeting Date: 1/14/26

1. Meeting called to order at 6:31PM
2. Roll Call – Members Present: Dolphin, Miller, Scordo @ 6:50PM
Also Present: Brett R. Hamm, MJB Zoning & Codes Administrator
3. Reorganization:
 - a. Motion by Miller, second by Dolphin to adopt by-laws as written. All votes in favor, motion carried.
 - b. Motion by Miller, second by Dolphin to nominate Josh Deering as Chairperson of the Mount Joy Borough Planning Commission. All votes in favor, motion carried.
 - c. Motion by Miller, second by Dolphin to nominate Brian Dolphin as Vice Chairperson of the Mount Joy Borough Planning Commission. All votes in favor, motion carried.
4. Approval of Minutes, Motion by Miller, second by Dolphin, to approve the minutes of the 11/14/25 meeting. All votes in favor, motion carried.
5. Public Input:
Bruce Haige – Comments & questions regarding Rettew review letter involving underground BMP liner and waterproofing plan concerns for 400 E. Main St. Final Plan.
6. Updates & Announcements
Brett Hamm, Borough Zoning Codes Administrator Report
December 2025 Zoning Codes & Stormwater report.
7. Old Business:
 - a. PC25-07 400 E. Main St. Preliminary Final Land Development Plan review and discussion.
Applicant Steve Gergley-Harbor Engineering and Ray Tyrone presented a review of the land development plan. Latest Rettew review letter dated 1/13/25, waiver and modification requests for project reviewed and discussed and voted on.
Street Reconstruction, Motion by Miller, second by Dolphin to recommend waiver approval.
Sidewalks, Motion by Miller, second by Dolphin to recommend waiver approval.
Curbing, Motion by Miller, second by Dolphin to recommend waiver approval.
Stormwater, Motion by Miller, second by Dolphin to recommend waiver approval.
Final Plan, Motion by Miller, second by Dolphin to recommend plan approval to Council pending all outstanding waiver request and stormwater conditions are addressed to the satisfaction of the Borough Engineer, Borough Solicitor and Borough staff. All votes in favor, motion carried.
 - b. Donegal Comprehensive Plan Update
Josh Deering provided update on status of other municipalities involved and proposed financial commitments of each and projected timeline of plan update.

8. New Business: None

9. Public Input:

Bruce Haige – Comments & questions regarding submission deadlines for plan reviews to allow adequate time for review by Borough Engineer.

10. Other Matters before the Planning Commission: None

11. Motion by Miller, seconded by Scordo to adjourn. All votes in favor and the meeting adjourned at 7:12 PM.

Gallery:

Bruce Haigh
Brian Youngerman
Steve Gergley
Ray Tyrone
John Glick

Respectfully submitted,

***Brett R. Hamm, Mount Joy Borough
Zoning, Codes & Stormwater Administrator***