



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission May 22, 2019 @ 7:00 P.M. AGENDA

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

Kevin M. Baker
Gerald F. Becker
John W. Dice
Richard Gates

Lisa S. Heilner
Michael G. McKinne
Delmar Oberholtzer

3. Public Comment

4. 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 April 22, 2019 meeting

5. Old Business:

- a. MJTPC File #PSDP-01-2016, Preliminary Subdivision and Land Development Plan for Westbrooke IV: Proposal to subdivide 63.05 acres into 222 lots in four phases. 213 residential lots will be created for the construction of 130 duplex units and 83 single-family units. 22.82 acres of open space will be reserved within the development. The property is located between South Market Street and Schwanger Road and will be situated along the extended Eagle Parkway. The property is zoned R-2, Medium-Density Residential.

- i. Consideration of waivers, subject to the Township Engineer's review letter:

- 1) §119-23.B – Multiple Applications
- 2) §119-25.L(4)(c) – Phasing Percentages for Dwelling Units
- 3) §119-31.D(14)(e) & §119-34.D(4) – Stormwater Management Data
- 4) §119-52.M(4) – Cul-de-sac Street Length
- 5) §119-56.D – Utility Easement Width
- 6) §113-32.A(1) – Volume Control BMP Design
- 7) §113-32.A(2)(c) – Loading Ratio
- 8) §113-37.C – Design Calculations for Conveyance Facilities

- ii. Conditional approval of the Preliminary Plan

- b. MJTPC File #19-03-WAIV, Waiver of Land Development for Sheaffer Road Self Storage: Proposal to expand a self storage facility on a 17.3-acre lot by constructing two, 6,000-sf. buildings. The property is located at 1795 Sheaffer Road and is zoned MU – Mixed Use District.
 - i. Consideration of waivers, subject to the Township Engineer’s review letter:
 - 1) Chapter 119, Article III – Land Development Plan
 - 2) §119-52.J – Improvement of Existing Streets
 - c. MJTPC File #19-04-FLDP, Preliminary/Final Land Development Plan for Goodwill Keystone Area: Proposal to construct an 11,000-sf. retail building and redesign the 0.944-acre site located at 2375 South Market Street. The lot is located within the C-2 – General Commercial District.
 - i. Consideration of waivers, subject to the Township Engineer’s review letter:
 - 1) §119-32.C – Traffic Impact Study
 - 2) §119-52.J(3)(a) – Improvement of Existing Streets
 - 3) §119-52.K(4) – Intersection Radius
 - 4) §119-52.S(3)(d) & §119-52.K(2)(c) – Street Intersection Design
 - 5) §119-52.S(3)(i) – Access Drive Setback
 - 6) §119-53.A(1) – Parking Lot Dimensions
 - 7) §119-53.B(1) & §119-53.B(2) – Sidewalks
 - 8) §119-53.B(10) – Grass Strip
 - 9) §119-53.C(1) – Curbs
 - 10) §113-32.A(2)(c) – Loading Ratio
 - 11) §119-62.B – Trail Design
 - d. MJTPC File #19-06-FLDP, Final Land Development Plan for Darrel Lehman Dump Truck Services, LLC: Proposal to adapt a partially-constructed equine facility for use as a hauling services business. The 30.0-acre site is located at 2489 Mount Gretna Road and is zoned A- Agricultural District. Zoning approvals for the project have been granted by the Zoning Hearing Board.
 - i. Consideration of the following waivers, subject to the Township Engineer’s review letter:
 - 1) §119-25 – Preliminary Plan application
 - 2) §119-31.C(3) & §113-43.I(5) – Existing features within 200’ of the subject tract
 - 3) §119-32.C(2) – Traffic impact study
 - 4) §119-52.J(3) – Improvements to existing streets
 - 5) §119-53.A(7) – Parking facilities shall be constructed with bituminous pavement
 - 6) §113-32.A(1) – Volume control BMP design
 - ii. Conditional approval of the Final Plan
6. New Business:
- a. MJTPC File #19-07-WAIV – Waiver of Land Development for Kevin Noll: Proposal to improve an existing apartment house and increase the number of dwelling units from three to five. No significant improvements or an impervious coverage increase is proposed on the site, just the structure. The 0.7-

acre property is located at 1554 Campus Road and is within the R-2, Medium-Density Residential District.

- i. Conditional approval of a waiver of Chapter 119, Article III – Land Development Plan
 - b. Conewago Creek Stream Restoration – Watershed Restoration and Protection Program Grant Application
 - i. Authorize signature of a planning consistency letter to accompany the funding application
 - c. Ordinance to Amend the Zoning Ordinance to Revise Regulations Governing Miniwarehouses
 - i. Review and make recommendation to the Board of Supervisors
7. Initial View: NONE
8. Correspondence:
- a. Lancaster County Planning Commission review of Text Amendment to the Township Zoning Ordinance, dated April 9, 2019 (amendment reviewed at previous meeting)
9. Other Business: NONE
10. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday June 24, 2019**, beginning at 7:00 P.M.
11. Adjournment