



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
717.367.8917 • 717.367.9208 fax  
www.mtjoytwp.org

## Mount Joy Township Planning Commission August 26, 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 July 22, 2019 meeting
- b. Acknowledge withdrawal of the application for the Waiver of Land Development for Sheaffer Road Self Storage (MJTPC File #19-03-WAIV)
- c. Accept an additional 127 days in which to take action on the Preliminary Subdivision Plan for Westbrooke IV (MJTPC File #PSDP-01-2016; extension from August 26, 2019 to December 31, 2019)

5. Old Business:

- a. #19-08-FLDP: Carter Lumber Co. Preliminary/Final Land Development Plan – Proposal to construct a new warehouse, stone area, and stormwater management controls on a 9.79-acre parcel. Site is located at 2128 South Market Street and is zoned LI – Light Industrial District.
  - i. Consideration of the following waivers:
    - a) Section 119-25 – Preliminary plan
    - b) Section 119-32.C(6) – Fee in lieu of traffic study
    - c) Section 119-62 – Deferral of trail construction
    - d) Section 113-31.J(2) – Stormwater management basin within 100’ of closed depression
    - e) Section 113-32.A(2)(c) – Loading ratio
    - f) Section 113-37.C(1)(a)[4] – Pipe diameter
  - ii. Conditional approval of the land development plan
- b. #19-09-LLCP: Daniel H. Raffensperger Minor Subdivision Plan – Proposal to subdivide a 102.3-acre farm along Sheaffer Road, as well as to subdivide 9.61 acres and add it to a 1.98-acre industrial lot. Site is

located at 2360 Sheaffer Road and is zoned R – Rural District north of Sheaffer Road and R-2 – Medium-Density Residential District south of Sheaffer Road.

- i. Consideration of the following waivers:
    - a) Section 119-52.J(3)(a) – Dedication of additional right-of-way
    - b) Sections 119-53.B(2) & 119-53.C - Improvements to existing streets
    - c) Section 119-62 – Construction of trail
    - d) Section 119-32.A – Water & sewer feasibility study
    - e) Section 119-32.B – Wetlands study
  - ii. Conditional approval of the subdivision plan
- c. #19-10-FSDP: Daniel S. & Rebecca B. Beiler Minor Subdivision Plan – Proposal to subdivide a 38.84-acre farm along Milton Grove Road to create a 15.71-acre and a 23.13-acre parcels. Site is located at 2091 Milton Grove Road and is zoned A – Agricultural District.
- i. Conditional approval of the subdivision plan
- d. #19-11-FSDP: David W. Sweigart, III Preliminary/Final Subdivision Plan – Proposal to subdivide a 43.82-acre parcel into 10.20-acre and 33.62-acre parcels. Site is located at 392 Ridgeview Road South and is zoned C-1 – Limited Commercial District.
- i. Consideration of a waiver of Section 119-52.J(3)(a) – Dedication of right-of-way
  - ii. Conditional approval of the subdivision plan
6. New Business: NONE
7. Initial View: NONE
8. Correspondence:
- a. Notification from Hickory Run Properties, LLC of application for a General NPDES Permit, dated August 6, 2019
9. Other Business: NONE
10. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, September 23, 2019**, beginning at 7:00 P.M.
11. Adjournment