



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

January 22, 2024 – 7:00 P.M.

AGENDA

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

Kevin Baker
Rodney Boll
Gerald Cole
Michael McKinne

Arlen Mummau
Delmar Oberholtzer
Bill Weik, Jr.

4. Appointment of Officers:
 - a. Chairman (2023: Rodney Boll)
 - b. Vice Chairman (2023: Arlen Mummau)
 - c. Secretary (2023: Delmar Oberholtzer)

5. Public Comment

6. 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 December 20, 2023 meeting

7. Old Business: NONE

8. New Business:

- a. Lot Add-On Plan for Samuel L. Glick, Jacob H. Breneman, Marvin H. Breneman & Derek S. Hanna (#24-04-WAIV) – Proposal to subdivide two parcels from a 108.8-acre farm located at 3734 Sunnyside Road (Glick) and combine those tracts with two other tracts located at 3605 Sunnyside Road (Breneman) and 3322 Sunnyside Road (Hanna). Very small portions of the parent tract extend across the Little Chiques Creek into Mount Joy Township but are unbuildable and will not be affected by the proposed subdivision.

- i. Consideration to defer subdivision plan approval to Rapho Township

9. Initial View:

- a. Preliminary/Final Land Development Plan for Cloverleaf Self-Storage (#23-12-FLDP) – Proposal to

- i. Consideration of waivers:

- (1) §119-25 – Preliminary plan waiver
- (2) §119-32.C(6) – Contribution in lieu of traffic impact study (conditioned upon the Township Engineer’s recommendation found in comment #35 of the December 22, 2023 review letter)

b. Final Minor Subdivision Plan for 1376 Campus Road (#24-01-MSDP) – Proposal to subdivide a 0.16-acre (6,780 sf.) non-building lot from the 128.65-acre parent tract that is subject to the 1376 Campus Road residential development. The conditionally approved development on the parent tract will not be affected by this minor subdivision.

- i. Consideration of waivers:
 - (1) §119-23(B) – Multiple applications
 - (2) §119.31.A(1) – Plan scale
 - (3) §119-57.B & .D – Monuments and markers
 - (4) §119-52.E – Future rights-of-way
 - (5) §119.52.J(3) – Improvement of existing streets and intersections
 - (6) §119-53.C(1) – Concrete curbs
- ii. Consideration of conditional approval of the minor subdivision plan

10. Correspondence: NONE

11. Other Business: NONE

12. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, February 26, 2024** beginning at 7:00 P.M.

13. Adjournment