



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Planning Commission

October 25, 2021 - 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  
John Dice  
Lisa Heilner

Michael McKinne  
Arlen Mummau  
Delmar Oberholtzer

4. Public Comment
5. 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 September 27, 2021 meeting
- b. Authorize execution of the Request for Planning Waiver & Non-Building Declaration for the English/Spittal Subdivision (21-11-LLCP) by the Township Manager/Zoning Officer

6. Old Business:

- a. Final Subdivision, Land Development & Lot Add-On Plan for Westbrooke IV – Phase 1 (#2016-01-FSDP) – Proposal to develop Phase 1 of the four-phase Westbrooke IV residential subdivision. The 33.5-acre site is in the R-2 - Medium-Density Residential District and will be divided into 60 lots containing 57 dwelling units (24 duplexes and 33 single-family dwellings). The site is served by public water and public sewer.
  - i. Consideration of conditional approval of the plan

7. New Business:

- a. Rezoning Petition – 611 Campus Road – Proposal to rezone a 2.06-acre parcel located at 611 Campus Road from the IN – Institutional District to the R-2 – Medium Density Residential District.
  - i. Review and made recommendation to the Board of Supervisors

8. Initial View:

- a. Preliminary Plan for Raffensperger (#21-06-PLDP) – Proposal to subdivide a 33.97-acre tract into 88 lots containing 86 single-family dwellings and open space. The property is located on the south side of Sheaffer Road within the R-2 Medium Density Residential District and will be served by public water and public sewer.

- b. English/Spittal Lot Line Change Plan (#21-11-LLCP) – Proposal to subdivide a 0.369-acre tract from a 0.961-acre residential lot (English) and combine it with the adjacent 1.026-acre residential lot (Spittal). No additional units of occupancy are proposed by the plan. The lots are located at 92 Hershey Road and 316 Mount Gretna Road, respectively, and are in the MU – Mixed Use District. Both lots are served by private wells and public sewer.
    - i. Consideration of conditional approval of the plan
  - c. Preliminary/Final Plan for Featherton Crossing Phase 5 (#21-12-FLDP) – Proposal to develop a 27.29-acre tract into a 182-unit townhouse community at the northern terminus of Merts Drive/Eagle Parkway. The site is in the R-2 Medium Density Residential District and is served by public water and public sewer.
9. Correspondence: NONE
10. Other Business:
- a. 2022 Proposed Meeting Schedule
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 22, 2021** beginning at 7:00 P.M.
12. Adjournment