



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Planning Commission December 27, 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 November 22, 2021 meeting
- b. Sign the Minor Subdivision Plan for Ersa Drive (File #21-07-MSDP)

6. Old Business:

- a. 1925 Sheaffer Road – Proposed Residential Development (#21-05-PLDP) – Proposal to develop a 53.15-acre site consisting of two tracts located at 1925 Sheaffer Road. The site is located within the R-2 Medium-Density Residential District. 299 townhome units and 80 multifamily units are proposed for the site, with the townhouses intended to be in a condominium form of ownership. **The applicant has submitted a revised preliminary plan with a phasing plan for approval.**
  - i. Consideration of revised conditional approval of the plan
- b. Preliminary/Final Subdivision Plan for Ira M. and Linda M Heistand (#21-10-FSDP) – Proposal to subdivide a 144.631-acre farm into tracts of 47.459 and 97.172 acres. An existing farmstead will remain on Lot 2, while sewage testing on Lot 1 will enable the construction of a future home site although no additional units of occupancy are proposed by the plan. The site is located at 335 Trail Road South and is in the A- Agricultural District.
  - i. Consideration of waivers
  - ii. Consideration of conditional approval of the plan
- c. Final Subdivision Plan for 2125 Harrisburg Avenue (#21-13-FSDP) – Proposal to subdivide a 0.988-acre residential lot from a 1.404-acre residential lot. The property is located at 2125 Harrisburg Avenue within the R-3 High Density Residential District and is served by public water and public sewer.
  - i. Consideration of waivers

ii. Consideration of conditional approval of the plan

7. New Business: NONE

8. Initial View:

- a. Final Subdivision & Land Development Plans – Phase 1 for 1925 Sheaffer Road – Proposed Residential Development (#21-15-FLDP) – Proposal to develop Phase 1 of the three-phase residential project containing 125 townhouse units on 12.45 acres. The site is zoned R-2 Medium Density Residential District and served by public water and public sewer.
- b. Preliminary/Final Land Development Plan for Store It Mt. Joy (#21-16-FLDP) – Proposal to redevelop a 1.8-acre (net) commercial property located at 2000 West Main Street into a miniwarehouse facility. The lot is zoned C-2 General Commercial District and is served by public sewer and on-lot water.

9. Correspondence: NONE

10. Other Business:

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, January 24, 2022** beginning at 7:00 P.M.

12. Adjournment