



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of the Regular Meeting of the Mount Joy Township Planning Commission Held on October 23, 2023

1. Chairman Rodney Boll called the meeting to order at 7:04 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.

2. Pledge of Allegiance

3. Roll call of the Planning Commission Members:

Kevin Baker — Present (joined at 7:06 a.m.)
Rodney Boll — Present
Gerald Cole — Present (joined at 7:06 a.m.)
Michael McKinne — Present

Arlen Mummau — Present
Delmar Oberholtzer — Present
Bill Weik, Jr. — Present

Other Township Representatives Present: Justin S. Evans, Township Manager/Zoning Officer; Ben Craddock, Lancaster Civil Engineering (Township Engineer)

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the September 25, 2023 meeting
- b. Authorize signature of the Preliminary/Final Lot Consolidation and Land Development Plan for General RV Center (#22-13-FLDP)

A motion was made by Michael McKinne and seconded by Bill Weik, Jr. to approve the consent calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Preliminary/Final Lot Consolidation and Land Development Plan for General RV Center (#22-13-FLDP) – Proposal to consolidate five tax parcels totaling 45.62 acres for use by a recreational vehicle sales and service business in the MU – Mixed Use District. Special exception approval was granted to expand the facility onto an undeveloped parcel for use as an inventory display lot. The site has primary access from Merts Drive and Cloverleaf Road, as well as a secondary/emergency access at the terminus of Merts Drive (to be renamed Eagle Parkway).

Mr. Craddock and Mr. Evans presented a waiver of Section 113-31.L(1) on behalf of the applicant since the project was conditionally approved at the August 25, 2023 meeting. The applicant requested relief from the 24" separation distance requirement between the bottom of the proposed stormwater management basin and the limiting zone. This is due to the uncertainty of bedrock or other limiting features that may not be known until excavation takes place. Suitable soils will be used in the basin bottom to gain the minimum separation distance if needed.

A motion was made by Gerald Cole and seconded by Michael McKinne to approve a waiver of Section 113-31.L(1) for the separation distance between the stormwater management basin and limiting zone. All members present voted in favor of the motion.

- b. Preliminary/Final Land Development Plan for Leon Rutt (#23-08-FLDP) – Proposal to construct a 15,000-sf. storage building accessory to Rutt’s Machine Shop occupying the 13.213-acre site located at 300 Jonlyn Drive. The site is served by public water and an existing on-lot sewer system.

Eric Brinser of Rettew Associates was present with landowner Leon Rutt. He provided an overview of the changes to the plan made since the initial view before the Commission. A rectangular basin was added north of this phase’s limits to accommodate the additional runoff from the new storage building and other impervious coverage associated with the project. Mr. Brinser discussed the five waiver requests with respect to the updated plans, all of which were justified with practical alternatives and/or rationale.

Mr. Brinser requested that the Commission allow Mr. Rutt to defer planting of the landscape buffer along the northern boundary. The adjoining property is currently farmed and undergoing approvals for residential development. That and its R-2 zoning necessitate the buffer but the applicant’s improvements in this phase are located at the southern end of the site. They have planned to construct this buffer, however, the stormwater management basin from the adjoining residential development will impact the proposed buffer area.

The basin construction is on pace to occur later than the planting of the buffer, creating a logistical issue. Mr. Craddock noted that the landscape buffer is a zoning requirement that the Planning Commission does not have the authority to waive. Mr. Brinser asked if there was any way to secure the plantings and perform the work when it becomes practical. It does not make sense to install the landscaping then have it removed or damaged via the basin grading.

A motion was made by Delmar Oberholtzer and seconded by Gerald Cole to grant approval of the following waivers conditioned on the applicant making a contribution in lieu of submitting a traffic study and executing a deferral agreement for curb and sidewalk along Jonlyn Drive in a form acceptable to the Township Solicitor:

- (1) §119-25 – Preliminary plan processing
- (2) §119-32.C(2) – Traffic study; conditioned upon applicant making a contribution in lieu of a traffic study per §119-32.C(6)
- (3) §119-52.J(3)(a), §119-53.B(1), & §119-53.C – Curb and sidewalk along Jonlyn Drive; conditioned upon applicant executing a deferral agreement in a form acceptable to the Township Solicitor
- (4) §119-53.C(1) – Parking lot curbing
- (5) §119-56.B – Recordation of new deed

All members present voted in favor of the motion.

Mr. Brinser requested that the Commission grant conditional approval of the land development plan and allow the remaining review comments to be handled between Rettew Associates and Township staff. The Commission expressed concerns in doing so without having a clear path for the required stormwater management improvements. No action was taken on the request to approve the plan.

7. New Business: NONE

8. Initial View: NONE

9. Correspondence: NONE

10. Other Business:

- a. Due to an anticipated lack of quorum for November 27th, the Monday after the Thanksgiving holiday, a motion was made by Arlen Mummau and seconded by Gerald Cole to reschedule that meeting for 7:00 p.m. on Monday, December 4, 2023. All members present voted in favor of the motion.
- b. Mr. Evans distributed the proposed 2024 meeting schedule. No action was necessary.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, December 4, 2023** beginning at 7:00 P.M.

12. A motion was made by Kevin Baker and seconded by Arlen Mummau to adjourn the meeting at 7:57 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looping initial 'J'.

Justin S. Evans, AICP
Zoning Officer