



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

February 26, 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. 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 January 22, 2024 meeting.
- b. Accept additional time in which to take action on the Final Land Development Plan for Westmount (#23-07-FLDP); new deadline is June 24, 2024.

6. Old Business:

a. Revised Sketch Plan for Westmount (#23-07-FLDP) – Proposal to develop a 40-acre site located at 1349 Harrisburg Avenue for the construction of 214 townhouse units and 78 multi-family dwelling units. The site is zoned R-2 – Medium-Density Residential and will be served by public water and sewer. The applicant filed a Final Land Development Plan for the construction of 217 townhouse units and 72 multi-family dwelling units on May 5, 2023 as File #23-07-FLDP. This revised sketch includes additional area at the northwest corner of the site to extend Bradfield Drive into the subject property.

- i. Consideration of waivers:

(1) §119-52.J(3)(a) – Improvements to existing streets

(2) §119-52.S(3)(d) – 200' separation between access drive intersections

(3) §119-52.S(3)(g) – No more than two access drives located on a single street frontage

(4) §119-53.B(10) – 4' wide grass planting strip

(5) §119-53.C(2) – Vertical and slant curb

(6) §119-54.B – Maximum length of a residential block

(7) §119-55.E – 75' residential setback from the railroad right-of-way (waiver previously granted at the 7/24/2023 meeting but must be revisited due to reconfiguration)

7. New Business:

- a. Waiver Request for Mark Kleinfelter (#24-06-WAIV) – Waiver submitted in anticipation of filing a lot line change plan to increase the size of two residential parcels via subdivision of the parent tract located at 1005 Trail Road North. The properties are zoned in the A – Agricultural District and served by on-lot water and sewer facilities.
 - i. Consideration of a waiver of §119-32.B – Wetland study

8. Initial View:

- a. Preliminary/Final Subdivision Plan for Duane Hernley (#24-02-FLDP) – Proposal to subdivide a 3.289-acre commercial lot from a 10.74-acre parent tract located at 101 Sparrow Lane that is split-zoned C-2, General Commercial and R-2 – Medium-Density Residential. No land development improvements are proposed as part of this subdivision. Public water and sewer service is available to the properties. The remaining 7.448-acre lot contains an existing dwelling and associated improvements.
 - i. Consideration of waivers:
 - (1) §119-25 – Preliminary plan
 - (2) §119-52.J – Deferral of road frontage improvements
 - ii. Consideration of conditional final plan approval
- b. Minor Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP) – Proposal to construct a 9,600-sf. building to house equipment for a feed grinding business at 1267 Risser Mill Road. The 63.96-acre property is located within the A – Agricultural District and is used primarily for agricultural purposes.
 - i. Consideration of waivers:
 - (1) §119-32.A – Water and sewer facilities feasibility report (not recommended for approval)
 - (2) §119-52.J(3) – Improvement of existing streets (deferral)

9. Correspondence: NONE

10. Other Business:

- a. Discussion on the Chiques Crossing Conditional Use Application (Rapho Township)

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, March 25, 2024** beginning at 7:00 P.M.

12. Adjournment