



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on January 22, 2024

1. Chairman Rodney Boll called the meeting to order at 7:00 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

Rodney Boll — Present

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Absent

Bill Weik, Jr. — Present

Other Township Representatives Present: Justin Evans, Zoning Officer; Benjamin Craddock, PE, Township Engineer

4. Appointment of Officers:

Chairman – A motion was made by Rodney Boll and seconded by Gerald Cole to appoint Arlen Mummau as Chairman. All members present voted in favor of the motion.

Vice Chairman – A motion was made by Gerald Cole and seconded by Kevin Baker to appoint Delmar Oberholtzer as Vice Chairman. All members present voted in favor of the motion.

Secretary – A motion was made by Michael McKinne and seconded by Gerald Cole to appoint Bill Weik, Jr. as Secretary. All members present voted in favor of the motion.

5. Public Comment: NONE

6. Consent Calendar:

a. Approve and ratify the minutes of the December 20, 2023 meeting

A motion was made by Michael McKinne and seconded by Kevin Baker to approve the consent calendar. All members present voted in favor of the motion.

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.

Mr. Evans introduced the deferral request on behalf of the applicants due to the nature of the project. Small portions of the parent tract extend across the Little Chiques Creek, creating a situation where both Rapho Township and Mount Joy Township have subdivision authority over the project. Mr. Evans recommended that the Planning Commission defer subdivision plan approval authority to Rapho Township since any impacts from the property reconfiguration affect that municipality.

A motion was made by Michael McKinne and seconded by Gerald Cole to defer subdivision plan approval to Rapho Township. All members present voted in favor of the motion.

9. Initial View:

- a. Preliminary/Final Land Development Plan for Cloverleaf Self-Storage (#23-12-FLDP) – Proposal to develop 260 new self-storage units on a 10.41-acre site located at 1444 Cloverleaf Road. The site is located in the LI – Light Industrial District and contains 132 existing storage units with a barn used for offices by another business. On-lot water and sewage disposal service are pre-existing on the site.

David Bitner, consultant for the applicant and Pete McDaniel, applicant's representative presented the plan to the Commission. The site is currently occupied by a barn used for offices, a contractor storage area in the rear, and the existing miniwarehouse facility built in the mid-2000s. Plan approvals for the second phase of miniwarehouse development have expired and the new owner is bringing the expansion plans back for approval. They have approached the Zoning Hearing Board in recent years to gain zoning approval for the layout in front of the Commission.

One 20,500-sf. indoor climate-controlled building is proposed where the contractor storage is now located. Four more buildings will contain drive-up units similar to what is on site. A total of 260 more storage units are proposed among the five new buildings. The existing stormwater management basin will be expanded into an MRC facility to be approved by the Township and DEP. An NPDES permit is required for the disturbance of more than one acre.

The application requested two waivers: one to bypass the preliminary plan stage, the other to contribute the quoted price for a traffic study in lieu of preparing one or using the fee amount contained in Section 119-32.C(6). Mr. Bitner indicated they will ask for an additional waiver of Section 119-34.I(5) to avoid showing features within 200' of the site's eastern portion where it will remain undisturbed.

Mr. Bitner demonstrated the traffic flow around the site, which includes a gate-controlled access point into the fenced drive-up unit area. Although the indoor storage building is not within the fenced area, it will have a code-activated door lock for access control. The existing barn will not be demolished. Storage units range from 5' x 5' to 10' x 20'. No outdoor vehicle storage is permitted. The facility is not staffed on a daily basis, rather it will be remotely monitored. A 20,000-gallon tank will be installed for fire suppression since the on-lot well has an insufficient flow rate for this purpose.

Mr. McKinne asked about the choice to use an MRC stormwater management facility. Mr. Craddock noted that the infiltration rates did not meet the Stormwater Management Ordinance requirements and the applicant will use the MRC process as set forth by DEP. Mr. Bitner explained the parameters for a 72-hour capture and release period. There is high bedrock on site constraining infiltration so the basin will discharge into an existing waterway on site.

Traffic generation calculations will be provided with the resubmission for consideration at an upcoming meeting. Hours of operation for customers are 6:00 am – 10:00 pm and staff can be available on site between 9:00 am – 6:00 pm as arranged. U-Haul rentals will not be offered, but supplies like boxes, packing tape, and locks could be sold there. All storage will be indoors and the facility's leases will prohibit activities such as changing oil from personal automobiles. The Zoning Ordinance prohibits operation of businesses from storage units but not material storage for businesses. Exterior and interior cameras will transmit video to a DVR or similar system for recall in case of an incident.

A motion was made by Michael McKinne and seconded by Gerald Cole to approve a preliminary plan waiver to enable the applicant to submit a preliminary/final plan. All members present voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Bill Weik to approve a waiver of preparing a traffic study and the fee-in-lieu as set forth in Section 119-32.C(6), conditioned upon the applicant providing a contribution equivalent to the cost of a traffic study as set forth in comment #35 of the Township Engineer's review letter dated December 22, 2023. All members present voted in favor of the motion.

- 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.

Chris Venarchick of RGS Associates presented the subdivision plan with Andy Miller of Catalyst Commercial Development, the applicant. Mr. Venarchick gave a brief background of the minor subdivision plan, which proposes to divide a small non-building tract with a 50' wide frontage on Woodland Avenue. The lot creation is enabled by variances from the Zoning Hearing Board to help alleviate a title issue pertaining specifically to this small tract. Removing it from the parent tract will not affect the proposed residential land development that has been before the Commission for various approvals. 128.3 acres will remain after this subdivision.

Several waivers have been requested as a matter of procedure and can be viewed as deferrals to the overall development plan's obligations. Mr. Baker asked about the former plans to use the subject area as a roadway extension to Woodland Avenue. Mr. Evans provided a history of the plan that began with four access points, including the Woodland Avenue connection. After neighborhood pushback and consideration of the amount of mature woods needed to be removed for the new road, Township staff and the applicant concurred that it was best to leave the western portion of the site undisturbed. The development has one access onto Groff Avenue and two on Campus Road.

A motion was made by Michael McKinne and seconded by Bill Weik, Jr. to grant waivers of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

- (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

And having granted such waivers, grant approval of the Final Minor Subdivision Plan for 1376 Campus Road (the "Plan") prepared by RGS Associates, Drawing No. 2018D62-004, dated December 1, 2023, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated January 17, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated December 15, 2023.

3. Applicant shall include the two plan notes specifically referenced in the Township Solicitor's December 15, 2023 letter.
4. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated October 11, 2023.
5. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

10. Correspondence: NONE

11. Other Business:

Mr. McKinne raised the concern of not having good communication between neighboring municipalities with respect to proposed land developments of regional impact. Traffic generation is a big issue that Mount Joy Township deals with as applications are proposed, but projects in adjoining municipalities like the Rheems warehouse have spillover effects on our residents and businesses.

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. A motion was made by Kevin Baker and seconded by Gerald Cole to adjourn the meeting at 8:00 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Zoning Officer