



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on March 25, 2024

1. Vice Chairman Delmar Oberholtzer 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 — Absent

Delmar Oberholtzer — Present

Bill Weik, Jr. — Present

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

4. Public Comment: NONE

5. Consent Calendar:

a. Approve and ratify the minutes of the February 26, 2024 meeting

b. Authorize signature of the Final Minor Subdivision Plan for 1376 Campus Road (#24-01-MSDP)

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

6. Old Business:

a. Subdivision and Land Development Plan for 1376 Campus Road (Prelim. #21-17-PLDP) & (Phase 1 Final #22-15-FLDP) – Request to bulk grade and stabilize the entire development site, including portions outside of Phase 1. The Preliminary Plan and Phase 1 Final Plan have been conditionally approved.

Andy Miller of Catalyst Commercial Development presented the waiver request. The applicant wishes to bulk grade more of the development site outside of Phase 1. The grading will be done in accordance with the approved Preliminary Plan and NPDES E&S Plan. Construction of infrastructure and dwelling units is confined to Phase 1 only. Areas outside of the Phase 1 development will be stabilized and planted.

The request is based on how the grading is balanced across the entire site. Soil will be moved from some areas to others without respect to the phase lines. This approval will save the applicant from stopping and starting grading activities between phases.

A motion was made by Michael McKinne and seconded by Gerald Cole to grant 1376 Campus Road Associates, LLC a waiver from the requirements of Section 119-28, Improvement Construction Plans, of the Subdivision and Land Development Ordinance to enable the Developer to perform grading on the property identified as 1376 Campus Road subject to the following conditions:

1. Developer records the Final Subdivision and Land Development Plan for 1376 Campus Road-Phase 1 or, if divided, the Final Subdivision and Land Development Plan for 1376 Campus Road Phase-1A.
2. The improvements to be made outside of the phase line of Final Subdivision and Land Development Plan for 1376 Campus Road-Phase 1 or, if divided, the Final Subdivision and Land Development Plan for 1376 Campus Road-Phase 1A, as applicable, shall be limited to grading in accordance with the approved NPDES permit and the referenced Erosion and Sedimentation Control Plan drawings dated December 13, 2021, as revised; and the Post-Construction Stormwater Management (PCSM) Plan dated December 14, 2021, as revised.
3. The Township Engineer shall be permitted to inspect such grading in the same manner as the Township Engineer inspects the improvements on a recorded subdivision and land development plan

All members present voted in favor of the motion.

- b. Preliminary/Final Land Development Plan for Cloverleaf Self-Storage (#23-12-FLDP) – Proposal to develop the remaining area of the 10.41-acre site located at 1444 Cloverleaf Road. The property is zoned LI – Light Industrial and is served by on-lot water and sewer facilities. Five new buildings will contain 260 self-storage units.

Pete McDaniel, landowner representative and David Bitner, consultant for the landowner presented the plan to the Commission. Revised plans were submitted since the Commission's initial view of the project. Mr. Bitner presented a waiver request to avoid surveying and depicting existing features within 200' of the undeveloped eastern portion of the site. Additionally, a waiver was requested for a drainage swale at the northern end of the site. A full 30' easement cannot be provided due to existing features and the property boundary.

A discussion took place about the number and location of parking spaces on site. 2 loading spaces are provided in front of Building A for customers. Mr. McDaniel stated that the company has 7 customers per day on average. Mr. Craddock noted he has no issue with the easement width waiver since there are no underground facilities within it. 15' is sufficient for a mini-excavator to access the swale for repairs. The project will not disturb the wooded area at the east end. Other gaps on the perimeter of the site will be filled in with new plantings.

A motion was made by Bill Weik, Jr. and seconded by Kevin Baker to grant the following waivers:

- a) §119-31.C(3) – Existing features within 200' of the site
- b) §119-56.E – Minimum easement width
- c) §113-43.I(5) – Existing features within 200' of the site

And having granted such waivers, grant approval of the Final Land Development Plan for Cloverleaf Self-Storage (the "Plan") prepared by Bitner Engineering, Drawing No. 2023108-001, dated November 27, 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 March 21, 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 3, 2023.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated July 12, 2023.

4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Grant of Conservation Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
6. Applicant shall submit a fully executed Agreement Providing for Grant of Public Right-of-Way, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall pay Mount Joy Township a fee-in-lieu of having to prepare and submit a traffic impact study in the total dollar amount of \$5,500.00. Said payment shall occur prior to the release of the final plan for recording.
8. Applicant shall provide a fee-in-lieu of constructing road frontage improvements along Cloverleaf Road in the amount of \$6,853.55. An executed agreement or similar instrument shall accompany the fee in a form acceptable to the Township Solicitor, if required.
9. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
10. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
11. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
12. 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.

7. New Business: NONE

8. Initial View:

- a. Lot Line Change Plan for the Heisey Property (#24-03-LLCP) – Proposal to reconfigure three tracts of land containing approximately 63 acres generally located along Mount Pleasant Road within the A – Agricultural District. No improvements are proposed as part of the subdivision plan.

David Bitner, consultant for the landowner presented the plan to the Commission. 2 agricultural tracts and 1 residential lot will be reconfigured with the plan in accordance with Zoning Hearing Board approvals. The lot line changes will result in a 46.94-acre farm on the north side of Mount Pleasant Road and a 13.49-

acre farm on the south site. The residential lot will increase from 0.69 acres to 1.05 acres. A discussion took place regarding the odd configuration of the residential lot, which will now contain more frontage to the west for the existing landscaping. The Commission was concerned with access to the farm surrounding the home that will comply with safe sight distance.

A motion was made by Michael McKinne and seconded by Gerald Cole to grant the following waivers:

- a) §119-31.C(3) – existing features within 200’ of the subject tract
- b) §119-52.J(3)(A) – improvements to existing roadways
- c) §113-43.I(5) – existing features within 200’ of the subject tract

And having granted such waivers, grant approval of the Lot Line Change Plan for Heisey Property (the “Plan”) prepared by Bitner Engineering, Drawing No. 2023116-001, dated 1/5/2024, under Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance 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 March 21, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated January 16, 2024.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated October 11, 2022.
4. Applicant shall record deeds with perimeter legal descriptions for each of the three lots within 30 days after the Plan is released for recording.
5. Applicant shall submit a fully executed Agreement Providing for Grant of Public Right-of-Way, which shall be acceptable to the Township Solicitor and in recordable form. Additional right-of-way shall be provided along Mount Pleasant Road, Valley View Road, and West Risser Mill Road as identified on the Plan as “Proposed Ultimate R.O.W. Line”.
6. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for road widening along the public road frontages. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit a fully executed Agreement Providing for Grant of Conservation Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
8. If the proposed lot markers and monuments are not set prior to the release of the final Plan for recording, applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor.
9. If the proposed lot markers and monuments are not set prior to the release of the final Plan for recording, applicant shall submit financial security to guarantee them in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
10. 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.

9. Correspondence:

- a. Thank you letter from Scott Kapskos, Mount Joy Borough Authority Manager re: ARPA Grant support letter for Fairview Street Water Main Replacement Project, dated March 15, 2024
- b. Review letter from LCPD re: Jay Garman Land Development Plan, dated March 1, 2024

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, April 22, 2024** beginning at 7:00 P.M.

12. A motion was made by Delmar Oberholtzer and seconded by Michael McKinne to adjourn the meeting at 8:25 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP  
Zoning Officer