



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

May 29, 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 April 22, 2024 meeting
 - b. Authorize execution of Component 4A for the Sewage Facilities Planning Module related to the Elhadj event barn located at 2038 Creek Road, Manheim
 - c. Acknowledge the 60-day extension of time granted by the applicant in which to take action on the Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP)
6. Old Business:
 - a. Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 1A (#22-15-FLDP) – Proposal to develop Phase 1A with 70 single-family detached dwellings. Phase 1A is part of the 127.53-acre site located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District.
 - i. Consideration of waivers of §119-28, §119-93.A, & §119-93.B to permit earthwork and installation of infrastructure prior to Phase 1A Final Plan recordation
 - 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 conditional Land Development Plan approval
 - c. 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.S(3)(d) – 200’ separation between access drive intersections
- (2) §119-52.S(3)(i) – 15’ separation between access drive and property line
- (3) §119-52.S(6) – trash collection area
- (4) §119-53.B(1) – sidewalks on both sides of streets and access drives
- (5) §119-53.B(10) – 4’ wide grass planting strip
- (6) §119-53.C(1) – concrete curb along access drives
- (7) §119-54.B – maximum length of a residential block
- (8) §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)

(NOTE: Waivers granted at the February 26, 2024 meeting)

- §119-52.J(3)(a) – Improvements to existing streets
- §119-52.S(3)(g) – No more than two access drives located on a single street frontage
- §119-53.C(2) – Vertical and slant curb

7. New Business: NONE

8. Initial View:

a. Lot Line Change Plan for Kleinfelter / Libertore 955 & 1015 Trail Road North (#24-11-LLCP): Proposal to subdivide a 6.9201-acre and a 6.8505-acre tract from the 114.2248-acre parent tract for the purpose of increasing the lot sizes of two existing lots. The resultant lots will contain 10.4079 acres, 10.1272 acres, and 100.4543 acres (gross). The site is located within the A – Agricultural District and are served by on-lot water and sewer facilities.

i. Consideration of Waivers:

- (1) §119-31.A(1) – Plan scale
- (2) §119-52.J(3) – Improvement of existing streets
- (3) §119-57.B – Survey monuments and markers

ii. Consideration of Final Plan approval

b. Final Land Development, Subdivision, and Lot Add-On Plan for Raffensperger – Phase 1 (#24-10-FLDP): Proposal to develop Phase 1 of the Raffensperger project that includes the subdivision of 53 single-family residential lots on the 33.97-acre site. The project is located in the R-2 – Medium-Density Residential District and will be served by public water and sewer. A small add-on parcel will be divided from the parent tract and combined with the adjoining Erb lot at the northeast end of the site.

9. Correspondence: NONE

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday June 24, 2024** beginning at 7:00 P.M.

12. Adjournment