



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

June 24, 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 & May 29, 2024 meetings

6. Old Business:

- 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 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 conditional Land Development Plan approval

7. New Business:

- a. Land Development Plan Waiver for Savaland, LLC (#24-14-WAIV): Proposal to construct a two-unit semi-detached structure on the subject tract which contains an existing single-family dwelling and accessory structure. The site is located at 933 Campus Road and is within the R-2 Medium Density Residential District. It is served by public water and sewer facilities.

- i. Consideration of a Land Development Plan Waiver

8. Initial View:

- a. Final Minor Subdivision Plan for Lancaster County Career & Technology Center Mount Joy Campus Lot 2 (#24-12-FSDP): Proposal to subdivide a 0.919-acre residential lot from the 65.96-acre campus. The site is located within the R-1 Low-Density Residential District and is served by public water and sewer facilities. Road frontage is gained through a shared driveway flag lot upon Fairview Street.
 - i. Consideration of Waivers:
 - (1) §119-32-.C(2) – Traffic impact study
 - (2) §119-52.J(3)(a) – Improvement of existing streets
 - (3) §119-53.B(1) & (2) – Sidewalks
 - (4) §119-53.C - Curbs
 - (5) §119-61 – Park and recreation fee-in-lieu
 - (6) §119-62 – Recreation trail
 - (7) §113-32.A(2)(c) – Loading ratios in Karst areas
 - (8) §113-43.I(5) – Man made features within 200’
 - (9) §113-43.I(6) – Existing stormwater management facilities

9. Correspondence:

- a. Lancaster County Planning Commission review of the Raffensperger Tract Phase 1 plan (#24-10-FLDP), dated June 4, 2024

10. Other Business:

- a. MS4 Program Update for 2023-2024

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

12. Adjournment