



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

1. Chairman Arlen Mummau 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 — Absent

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

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 March 25, 2024 meeting

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

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

6. Old Business:

a. Preliminary Subdivision and Land Development Plan for 1376 Campus Road (#21-17-PLDP) – Proposal to develop a 127.53-acre site located at 1376 Campus Road with 489 dwelling units in five phases. New approvals are required for the Preliminary Plan (conditionally approved October 24, 2022) to accommodate further dividing Phase 1 into Phase 1A and 1B. The site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District. All phases of the project will be served by public water and public sewer.

Gabe Clark of Catalyst Commercial Development was present for the matter. Mr. Evans briefly explained that the request is tied to the developer changing the project's overall phasing plan. Phase 1 will be split into Phase 1A containing single-family homes and Phase 1B containing multi-family units. Therefore, the preliminary plan must be re-approved with updated phasing.

Mr. Clark noted that roundabout construction will occur sooner than planned. Phase 1B plans will be submitted soon after Phase 1A is underway. There will be a single builder for the single-family homes. Mr. Oberholtzer asked about the Township Engineer's review comment regarding the park and recreation fee reduction. Mr. Craddock noted that the Board of Supervisors approved a certain amount at a public

meeting, but the applicant is requesting a larger reduction due to adding additional trail length. A greater reduction would need Board approval but is not being requested at this time.

A motion was made by Delmar Oberholtzer and seconded by Michael McKinne to approve the updated preliminary plan with the new phasing. All members present voted in favor of the motion.

- b. 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. Prior approval of Phase 1 included both the revised Phase 1A and a forthcoming Phase 1B containing the multi-family dwellings. The 127.53-acre site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District.

Gabe Clark of Catalyst Commercial Development showed the Commission which improvements and dwelling units are associated within the new Phase 1A. The phase lines match the updated phasing plan.

A motion was made by Michael McKinne and seconded by Gerald Cole to approve the Phase 1A Final Plan. All members present voted in favor of the motion.

- c. 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.

Landowner Jay Garman was present with consultant Cameron Renehan from TeamAg. Mr. Renehan updated the Commission since their last presentation. The NPDES permit was issued and survey completed for the property boundary. Test pits and perc tests will occur soon for the replacement sewer system associated with the dwelling. The waiver for survey monuments and markers was withdrawn due to them being set since the last meeting.

A holding tank is proposed for the business effluent. Mr. McKinne expressed concern about the volume of wash water and frequency of pumping the tank. Mr. Garman believes the actual flows will be less than projected. He understands the cost involved in frequent tank pumping and disposal. A 2,000-gallon tank is proposed for the wash water and approximately 150-200 gallons/week are used to wash trucks at his current facility.

Mr. McKinne asked about the tile line from the Longenecker farm to the west that used to feed the pond on Garman's property. The line was capped off some time in the past and Mr. Garman is not sure what to do with it. The proposed driveway is relocated outside of the buffer surrounding the pond. It clears the culvert near Rissermill Road by a couple feet. A gutter is proposed across the driveway for runoff to get to the culvert.

A discussion took place around Garman's statement that 49% of the new building will be used for the business with the other 51% associated with the farming operation on the property. The Agricultural Preservation Easement contains a restriction of this nature.

Mr. Garman stated that all truck washing will take place in the indoor wash bay and not outside on the gravel. Outside trucks up to 1 per day may be repaired per the Zoning Hearing Board's approval. The Commission asked Mr. Evans to review the hearing audio and report back any restrictions or parameters.

The waiver from the requirement to prepare a water and sewer feasibility report was withdrawn. An abbreviated report was provided and deemed acceptable. The Commission discussed the road frontage improvement waiver. Mr. Craddock was concerned with the narrowness of the street and taking on more large vehicle traffic. Mr. Oberholtzer understands the cost impact to the landowner for improving the entire farm's frontage, stating that a deferral is reasonable.

A motion was made by Gerald Cole and seconded by Delmar Oberholtzer to grant a deferral of the requirement to conduct road frontage improvements as required by Section 119-52.J(3). All members present voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Bill Weik to grant a waiver of Section 119-31.A(1) regarding plan scale. All members present voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Arlen Mummau to table action on the land development plan until the next meeting. All members present voted in favor of the motion.

7. New Business:

- a. Land Development Waiver Request for Daniel B. King (#24-07-WAIV) – Proposal to construct a 4,800-sf poultry barn at 1241 Campus Road. The property is located in the R – Rural District and consists of approximately 22 acres, containing a home, greenhouses, and other structures associated with an agricultural use.

Landowner Daniel King presented the waiver associated with his proposal to construct a poultry barn on the subject property. It is a 2-story barn sized to hold around 10,000 broiler chickens. Mr. Evans noted he provided Mr. King with a list of requirements and setbacks associated with the proposal, which is permitted in the Rural District. Mr. King intends to export most of the manure produced by the operation. Mr. Oberholtzer recommended tree plantings and other buffers to mitigate dust and odors regardless of the setback distance.

Mr. McKinne noted concerns with the lack of public awareness of the land development plan process if waived, especially with the large number of houses proposed in the area. Mr. Oberholtzer asked about a mortality area and how to minimize nuisances to neighbors. It would be at the far end of the barn away from Campus Road.

A motion was made by Arlen Mummau and seconded by Gerald Cole to deny the land development plan waiver. All members present voted in favor of the motion.

- b. Rezoning Ordinance, Elizabethtown Associates (Pennmark) – Proposal to rezone approximately 22 acres from the C-1 – Limited Commercial District to the C-2 – General Commercial District located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The Board of Supervisors will hold a public hearing on the proposed ordinance on May 20, 2024.

Mr. Evans introduced the proposed ordinance and updated the Commission on the process. This ordinance is identical to what was recently reviewed, except this is part of the applicant's validity challenge of the Township Zoning Ordinance.

The Commission's discussion revolved around the shopping center design and access. Mr. McKinne was particularly concerned with tractor trailers entering from Cloverleaf Road. Todd Smeigh of DC Gohn Associates showed on the concept plan that large vehicles can enter from the main signalized entrance from Route 230. Their key design concerns include:

- Trucks attempting to enter the site from Cloverleaf Road, notably Wawa
- Wawa situated too close to the intersection
- Additional truck traffic generated from the West Donegal Township warehouse trying to access the site
- Proximity of the access point nearest the Norlanco Medical Center's driveway

A motion was made by Gerald Cole and seconded by Michael McKinne to recommend that the Board of Supervisors deny the rezoning ordinance. Gerald Cole, Michael McKinne, and Arlen Mummau voted in support of the motion. Bill Weik, Kevin Baker, and Delmar Oberholtzer voted against the motion. The motion failed due to a 3-3 vote.

- c. Sketch Plan for Mount Joy Town Center (#24-08-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot.

A motion was made by Gerald Cole and seconded by Delmar Oberholtzer to table discussion on the sketch plan reviews, which includes this and the next agenda item. All members present voted in favor of the motion

- d. Sketch Plan for Mount Joy Town Center (#24-09-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot, then subdivide a 2.404-acre lot for a proposed Wawa convenience store and a 2.697-acre lot for a proposed Aldi grocery store.

8. Initial View: NONE

9. Correspondence: NONE

10. Other Business:

- a. Consideration of a letter of support for the PENNVEST funding request for the Elizabethtown Area Water Authority’s Water Main Replacement Project

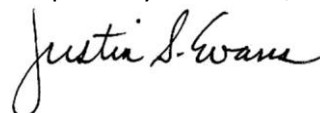
Mr. Evans introduced this agenda item on behalf of EAWA. Their funding request involves a multi-phase project to replace water mains within a larger service area that includes Mount Joy Township.

A motion was made by Gerald Cole and seconded by Arlen Mummau to send the letter of support to EAWA for the project. All members present voted in favor of the motion.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, May 29, 2024** beginning at 7:00 P.M.

12. A motion was made by Gerald Cole and seconded by Kevin Baker to adjourn the meeting at 8:45 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Zoning Officer