

July 15, 2024

Justin Evans, AICP  
Township Community Development Director/Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022



**LANCASTER CIVIL**  
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Re: Mount Joy Town Center  
Proposed Site Plan (Zoning Hearing Board application)  
LCEC Project No: 25-127

Dear Mr. Evans,

We have received a proposed site plan from D.C. Gohn Associates, Inc. for the above-referenced project. Our review consisted of the following documents:

- Cover letter dated June 20, 2024
- Zoning Hearing Application (with exhibits) dated June 19, 2024
- Proposed Site Plan dated June 14, 2024

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

**Zoning Ordinance**

1. The following relief is being requested from the Zoning Hearing Board:
  - a. Special Exception per Section 135-133.G & 135-268 for the proposed vehicular fuel pump use.
  - b. Special Exception per Section 135-133.L & 135-256 to permit a shopping center in excess of 10,000 sf.
2. Paragraph 4 of the “Addendum to Zoning Hearing Board Application” incorrectly states the square footage of the multi-tenant retail building as 6,950 sf. This should be corrected to 60,950 sf (135-256).
3. The proposed bus stop location shall be reviewed and acceptable to the Red Rose Transit Authority (135-256.C(3)). The Authority has provided a letter dated February 24, 2023 confirming the feasibility of a bus stop at this site, but further coordination is needed during the land development process.
4. The proposed shopping center shall provide safe and convenient pedestrian linkages to the nearby commercial developments (i.e. Turkey Hill and Rheems Retail Center) (135-256.C(5)).
5. The final subdivision and land development design for the proposed development shall meet all streetscape detail requirements for retail stores and shopping centers in excess of 10,000 square feet of gross floor area (135-256.E(6)).

6. Crosswalks shall be provided at all access drives (135-256.E(6)(d)[1][b]).
7. The proposed mounting heights for parking lot luminaires shall be provided (135-298.C(4)(b)).
8. The exterior lighting plan shall be updated to reflect the current layout (135-298.D).
9. The landscape plan shall be updated to reflect the current layout (135-299.A).
10. The landscape strips referenced in the "Landscaping Requirements" and "Parking Area Landscaping (Landscape Strip)" shall be shown on the plans (135-299.B).
11. All nonresidential uses shall contain a landscape screen when such use is adjacent to a property that is available for residential use (i.e. the Ag district) (135-299.C(1)).
12. A cross access easement and maintenance agreement in a form acceptable to the Township Solicitor shall be executed and recorded (135-321.C & 135-344.C).
13. The proposed nonresidential use is not compliant with the access management requirements found in Section 135-326.A(1) or (2) which requires either access from a side street (for a corner lot) or only one shared access drive onto arterial roads.
14. Off street loading space information shall be shown on the plans (135-346).
15. Evidence shall be provided that the proposed loading areas for deliveries and for trash pickup are adequate in size and can be used without blocking or interfering with internal circulation (135-346.A).
16. A landscape screen shall be provided for off-street loading facilities adjoining public street rights-of-way (135-346.C). A landscape screen shall be provided between the loading docks for the retail stores E-2 through E-4 and Norlanco Drive.

#### **Subdivision and Land Development Ordinance - Land development requirements**

17. The applicant shall confirm whether there will be improvements and/ or grading on the adjacent Tyson Foods, Inc. and Norlanco Real Estate Partnership properties. If improvements and/or grading will occur on these properties, easements shall be provided (119-31.B(3)).
18. The dimensions of the proposed right-of-way and cartway for Cloverleaf Road shall be shown on the plans (119-31.B(18)).
19. Evidence shall be provided with the land development submission to confirm that sufficient taper lengths for West Main Street and Cloverleaf Road have been provided (119-51.A(2)).
20. Building setback lines be shown for the Tyson Foods, Inc. property on the east side of the proposed Norlanco Drive (119-52.I(2)). Permission shall be obtained from the property owners.
21. The frontage along West Main Street (SR 230), Cloverleaf Road (SR 4025), and Ridge Run Road shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. The required right-of-way indicated on the Official Map is 120 feet for West Main Street at the Cloverleaf/Colebrook Road and West Main Street intersection, 100 feet for Cloverleaf Road and West Main Street (along the lot frontage that is not for the aforementioned intersection improvements), and 60 feet for Ridge Run Road. Concrete curbing, concrete sidewalk, and pavement widening (if necessary) shall be provided along Ridge Run Road. Concrete curbing shall be provided along the entire frontage of West Main Street (SR 230). Improvements indicated on the Official Map include construction of a multi-use trail along West Main Street, a second through lane for

West Main Street, a westbound left turn phase on West Main Street, and a second through lane for Cloverleaf Road (119-52.J(3)(a) & 119-53.B(2) / 119-53.C).

22. The developer shall take all necessary action to obtain PennDOT permits and/or approvals to install the necessary improvements to the state roadways (119-52.J(3)(e)).
23. Streetlighting shall be provided along new streets located within the designated growth area (119-52.O). Norlanco Drive shall meet this requirement.
24. No more than two access drives shall be located on a single street frontage (119-52.S(3)(g)). The access drives on Norlanco Drive shall meet this requirement.
25. The applicant shall address the traffic engineering comments provided by Traffic Planning and Design dated July 10, 2024 (119-52.S(4)(c)).
26. Evidence shall be provided that the proposed loading areas for deliveries and for trash pickup on are adequate in size and can be used without blocking or interfering with internal circulation (119-52.S(6)).
27. A total of twelve ADA accessible parking spaces (two of which shall be van accessible) shall be provided for a total number of 560 parking spaces (119-53.A(2)). The total number of proposed ADA accessible parking spaces shall be shown on the plans.
28. Sidewalks shall be provided along both sides of Norlanco Drive for the entire length of the street (119-53.B(1)). The plans show that a portion of the proposed 5' sidewalk along Norlanco Drive is located outside the proposed Township right-of-way. Additional right-of-way or a pedestrian easement should be provided (119-56).
29. Sidewalks shall be provided along both sides of Access Drives A and C for the entire length of the access drives (119-53.B(1)). The unlabeled access drives shall also meet this requirement.
30. Pedestrian access from the street to the building should be provided for access to E-6 Building 1 and E-7 Building 2 (119-53.B(2)).
31. Street trees shall be provided along both sides of Norlanco Drive (119-59.G).

### **Traffic**

32. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development.

The impact fee is payable at the time of building permit issuance.

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto:bencraddock@lancastercivil.com) or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

cc: Kim Kaufman, Township Manager (via email)  
Patricia Bailey, Township Secretary (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Christopher Lincoln, PE, Traffic Planning & Design (via email)  
Craig Lewis, Kaplin Stewart (via email)  
Bob Sichelstiel, Penmark Properties (via email)  
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