



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
717.367.8917 • 717.367.9208 fax  
www.mtjoytwp.org

## Mount Joy Township Planning Commission

October 28, 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 September 23, 2024 meeting
- b. Sign the Preliminary / Final Land Development Plan for Tiny Estates (#22-14-PLDP)
- c. Sign the Final Subdivision & Land Development Plans – Phase 1 1925 Sheaffer Road (#21-15-FLDP)
- d. Sign the Lot Line Change Plan for the Heisey Property (#24-03-LLCP)

6. Old Business:

a. Lot Line Change Plan for Bailey Family Limited Partnership (24-18-LLCP): Proposal to reconfigure three tracts of land consisting of 55.48 acres at or near 1501 Mill Road. The subdivision will consolidate Lakewood Country Estates onto its own lot, a single-family home on another, and a larger farm parcel. Public sewer and a community well serve the manufactured home park. The subdivision is preceded by variances granted by the Zoning Hearing Board at their June 5, 2024 meeting.

- i. Consideration of Waivers:

a) §119-31.C(5) – Plans to show significant topographical and man-made features

b) §119-52.J(3)(a) – Road widening (deferral recommended)

c) §119-52.J(3)(a); §119-53.B(1); §119-53.C – Curb and sidewalk improvements (deferral recommended)

d) §119-54.D(3) – Lot width/depth ratio

- ii. Consideration of Conditional Plan Approval

- b. 1376 Campus Road – Phase 1B Final Land Development Plan (#24-16-FLDP): Proposal to develop approximately 39.49 acres of this multi-phase residential development with 280 multifamily units in 11 buildings along with a clubhouse. The site is zoned R-2 – Medium-Density Residential and will be served by public water and sewer.
  - i. Consideration of Conditional Plan Approval
  
- c. Preliminary/Final Land Development Plan for Repler Investments LP (#23-05-FLDP): Proposal to redevelop a 0.59-acre property located at 380 Hershey Road into a commercial establishment for Central PA Sweepers. The site is served by on-lot water and sewer facilities and is located within the MU – Mixed-Use District. A 3,375-sf. building and 1,440-sf. garage will be constructed on the site with access via a proposed shared driveway to be converted from two individual driveways.
  - i. Consideration of Waivers:
    - a) §119-32.B & §119-34.E(3)(c) – Wetlands Study
    - b) §119-32.C(2) & .C(6) – Traffic Impact Study (contribution in-lieu recommended)
    - c) §119-52.J(3)(a); §119-53.B(2) & §.C – Road frontage improvements (deferral recommended)
    - d) §119-52.S(3)(d) – Driveway separation distance
    - e) §119-53.B(1) – Sidewalks along access drives
    - f) §119-53.C(1) – Concrete curbs along access drives and landscaped areas
    - g) §119-56.E – Drainage easement width

7. New Business: NONE

8. Initial View:

- a. Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): Proposal to develop a 39.877-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. It will be served by public water and sewer facilities and is located in the R-2 – Medium-Density Residential District. A portion of the adjacent Werner property to the west will be subdivided and added to the subject property to enable the extension of Bradfield Drive to the terminal cul-de-sac at the western boundary.
  - i. Consideration of Waivers:
    - a) §113-32.D – Dewatering time
    - b) §113-32.E – Volume control storage as rate control storage
    - c) §113-33.C – Dewatering time
    - d) §113-37.C(1)(A)[3] – Pipe cover
    - e) §113-37.C(1)(A)[4] – Minimum pipe size
    - f) §113-37.C(1)(B)[2] – Inlet design

9. Correspondence: NONE

10. Other Business:

- a. Review Proposed 2025 Meeting Schedule

b. Review Lancaster County Planning Department's Growth Area Recalibration for the Elizabethtown Urban Growth Area

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 25, 2024** beginning at 7:00 P.M.

12. Adjournment