



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Mount Joy Township Planning Commission

December 18, 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 November 25, 2024 meeting
 - b. Grant additional time in which to record the conditionally-approved Final Land Development Plan for 1376 Campus Road Phase 1B (24-16-FLDP) – new deadline February 25, 2025
 - c. Accept additional time in which to take action on the Final Subdivision and Land Development Plan for 1376 Campus Road Phase 2 (24-20-FLDP)
 - d. Authorize signature of the Final Land Development Plan for 1376 Campus Road Phase 1B (24-16-FLDP)
6. Old Business: NONE
 7. New Business: NONE
 8. Initial View:
 - a. Final Land Development Plan for Sheetz (#24-22-FLDP): Proposal to redevelop a 2.17-acre commercial property located at 50 Veterans Drive with a 6,132-sf. Sheetz convenience store with fuel pumps. The site is located within the MU – Mixed Use District and is served by public water and sewer.
 - i. Consideration of waivers:
 - a) §119-31.A(1) – Plan scale
 - b) §119-52.J(3)(a) – Improvements of existing streets and intersections
 - c) §119-52.K(4) – Cartway edge tangential arc radius
 - d) §119-52.S(3)(D) – Access drive separation from street intersection

- e) §119-53.B(1) – Sidewalks along existing streets
- f) §119-53.C(1) – Curbing for landscaped portions of a parking facility
- g) §119-53.C(2) – Vertical and horizontal curb dimensions
- h) §113-32.A(1)(c) – Loading ratios
- i) §113-37.C – Conveyance pipe diameter
- j) §113-42.D – Plan scale

- b. Final Subdivision and Land Development Plan for Bear Creek Estates (#24-23-FLDP): Proposal to develop a 29.74-acre site on the north side of Bear Creek Road between E. College Avenue and Sheaffer Road. The site is located within the R-1 – Low Density Residential District and is served by public water and sewer facilities. NOTE: This application was submitted due to the previously approved plan’s expiration.

9. Correspondence: NONE

10. Other Business:

- a. Concept Plan for Landmark Homes: Proposal to develop single-family homes on a 57.15-acre tract located at 2360 Sheaffer Road. The property is currently zoned in the R – Rural District and would be served by public water and sewer facilities.
- b. Concept Plan for Elizabethtown Mount Joy Associates LP: Proposal to develop 288 group home room units within 9 buildings on a 32.86-acre site along West Main Street generally situated between Cloverleaf Road and Ridge Run Road zoned in the A – Agricultural District.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, January 27, 2025** beginning at 7:00 P.M.

12. Adjournment