



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

RECEIVED

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

JAN - 6 2025
MOUNT JOY TOWNSHIP

Tax Parcel # 460-62153-0-0000

M.J.T.P.C. File No. 25-02-WAIV

SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: **MJT Planning Commission**

Applicant: J. Hubler Landscaping

Property Owner: Jonathan A. & Dawn T. Hubler

Address: 202 Ridgeview Road North

Address: 202 Ridgeview Road North

Phone #: (717) 367-6637

Phone #: (717) 367-6637

E-mail: jon@jhubler.com

E-mail: jon@jhubler.com

Location of Project:

Centrally located within the 8.589 acre parcel at 202 Ridgeview Road North

Description of Project:

Construct a 9,000 sq. ft. (150' x 60') pole barn (implement shed) as an accessory building to store trucks, equipment, and supplies for existing landscaping business.

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, as amended.

By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Township for the actual engineering and legal costs, including any inspection costs, incurred by the Township for the review of this waiver request/project.

Joan E. Lamey
Signature

01/07/2025
Date

Rev. 01-2014



Surveyors - Engineers - Landscape Architects

25-02-WAIV

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Jan 06 2025

MOUNT JOY TOWNSHIP

January 6, 2025

Mr. Justin Evans,
Community Development Director/ Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022
justin@mtjoytp.org

SUBJECT: **Plan Processing Modification Request**
J. Hubler Landscaping
202 Ridgeview Road North
DCG Project Number **3596-01**

Mr. Evans:

On behalf of our client, Jon Hubler of J. Hubler Landscaping, we are submitting a Proposed Site Plan of Jon's 8.59 acre property for the placement of an implement shed to be centrally located on the property to serve his existing landscaping business. Jon opened his landscaping business in 1995 and purchased the subject property at 202 Ridgeview Road North in 2003 and moved his home and business to that location.

We are respectfully requesting a Modification of processing a land development plan for construction of an implement shed. Specifically, we are requesting a modification of Article III, Sections 119-25 and 119-26 of the Mount Joy Township Subdivision and Land Development Ordinance.

J. Hubler Landscaping has operated from this location in the Agricultural Zoning District for over 21 years. The purpose of the new implement shed is to store some of his existing trucks, equipment and supplies out of the weather. It is not to be used as an office. Only electrical service will be fed to the new building. The placement of the shed does not change the use of the site or the access to the public street. The new building does not change the number of employees, nor does it affect the existing water and sewer systems on the property.

As an alternate standard, we propose to file and secure approval of a stormwater plan to address additional storm water runoff from the new building. The stormwater management plan will also address soil & erosion control for construction of the new shed.

We will be in attendance at the scheduled Planning Commission meeting in January, 2025 to review this request directly with the members of the planning commission.

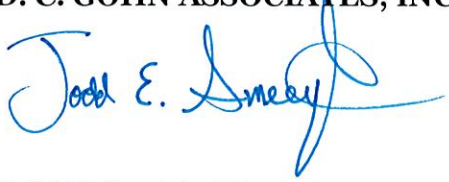
Let me know if you have any questions or need any additional information ahead of that time.

Sincerely,

Mr. Justin Evans, Mount Joy Township
J. Hubler Landscaping

Page 2

D. C. GOHN ASSOCIATES, INC.



Todd E. Smeigh, PE
President

cc: J Hubler Landscaping
Kim Kauffman, Township Manager
File

PLOTTED: January 06, 2025 @ 02:11 PM

SURVEYOR'S NOTES/REPORT:

- THE BEARINGS SHOWN HEREON, ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) BASED ON NGS OPUS SOLUTION
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18 BASED ON SAID OPUS SOLUTION.
- SITE BENCHMARK: BOXCUT ON THE SOUTH CORNER OF THE CONCRETE FUEL ISLAND, AN ELEVATION OF 473.37 FT. (NAVD88)
- THE FIELD SURVEY WAS MADE ON THE GROUND DECEMBER 17, 2024, UTILIZING BASE/ROVER RTK GPS AND ROBOTIC TOTAL STATION.
- BOUNDARY OF THIS PROPERTY IS BASED UPON DEED OF RECORD 6494814 AND RECORDED PLANS J-193-12 AND J-164-90 REFERENCED AT THE LANCASTER COUNTY COURTHOUSE, AND DC GOHN ASSOCIATES SURVEY OF KENNETH MYER FARM FOR THE LANCASTER COUNTY AG PRESERVE.
- THE SUBJECT TRACT IS SUBJECT TO EASEMENTS SET FORTH IN PRIOR RECORDED PLANS AND DOCUMENTS.
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- THE AREA OUTSIDE OF THE SUBJECT BOUNDARY HAS BEEN SUPPLEMENTED WITH PLANIMETRICS FROM LANCASTER COUNTY GIS AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
- OWNERSHIP INFORMATION AND DEED REFERENCES SHOWN HEREON WERE COMPILED FROM THE LANCASTER COUNTY RECORDER OF DEEDS WEBSITE.

EXISTING CONDITIONS LEGEND

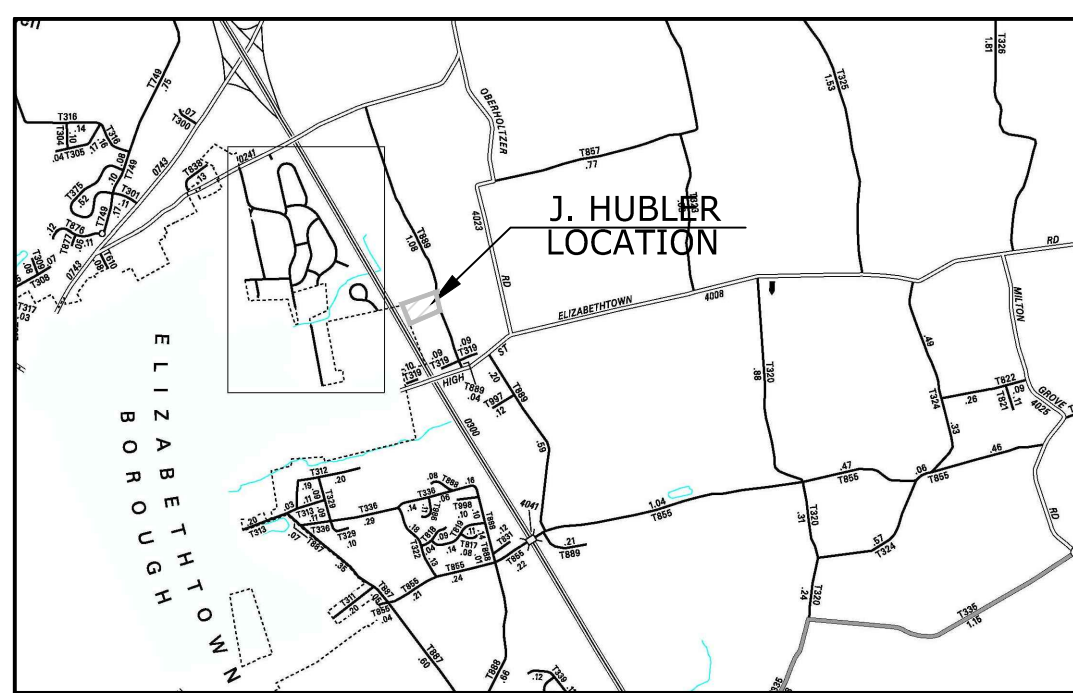
DR. DRIVEWAY	FFE. FINISHED FLOOR ELEVATION
CONC. CONCRETE	TG. TOP OF GRATE
FR. FRAME	INV. INVERT
CMP. CORRUGATED METAL PIPE	RCP. REINFORCED CONCRETE PIPE
INLET	△. SIGN
MH. MANHOLE	L/S. LIGHT STANDARD
WV. WATER VALVE	FH. FIRE HYDRANT
GV. GAS VALVE	∅. UTILITY POLE
CO. CLEAN-OUT	
--- SANITARY SEWER	
--- OVERHEAD ELECTRIC LINE	
--- WATER LINE	
--- GAS LINE	
--- FENCE	
--- STORM SEWER	
--- UNDERGROUND ELECTRIC LINE	
--- UNDERGROUND TELEPHONE LINE	
--- EXISTING TREELINE	

TOTAL SITE AREA

(AS PER PLAN J-193-12)
374,124.40 SQ. FT. = 8.589 AC.
 (INCLUDES R/W AREA OF T-318)
360,964.73 SQ. FT. = 8.287 AC.
 (EXCLUDES R/W AREA OF T-318)

ZONING DATA	SITE DATA
1. DISTRICT A-AGRICULTURAL	1. LOT AREA 374,124 SF (GROSS)
2. MIN. LOT AREA 1 ACRE (SINGLE FAMILY DETACHED)	2. NUMBER OF LOTS 1 LOT
3. MAX. LOT AREA 2.5 ACRE (SINGLE FAMILY DETACHED)	3. NUMBER OF ACRES 8.59 AC
4. MIN. LOT WIDTH 100' @ SETBACK	4. DENSITY 0.12 LOTS/ACRES
5. MIN. LOT DEPTH 150'	5. ZONING A - AGRICULTURAL
6. MIN. FRONT YARD 35' FROM R/W FOR SINGLE FAMILY ALL OTHERS 50' (50' ACCESSORY)	6. LAND USE RESIDENTIAL
7. MIN. SIDE YARD 20'	7. UNITS OF OCCUPANCY 1 EXISTING
8. MIN. REAR YARD 50' (10' ACCESSORY)	8. EXISTING LOT COVERAGE 114,800 SF (31%)
9. MAX. LOT COVERAGE 20% BUILDING COVERAGE 25% IMPERVIOUS	9. EXISTING BUILDING COVERAGE 12,805 SF (3%)
10. MAX. NORMAL HEIGHT 20'	10. PROPOSED LOT COVERAGE 114,800 SF (31%)
	11. PROPOSED BUILDING COVERAGE 21,805 SF (6%)
	12. LOT WIDTH 675'
	13. LOT DEPTH 575'

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.



NO.	REVISIONS	DATE

OWNER: JONATHAN A. AND DAWN T. HUBLER
 ADDRESS: 202 RIDGEVIEW ROAD NORTH
 ELIZABETHTOWN, PA 17022
PHONE: 717-367-6637
BOOK: 6494814
LANCASTER TAX ACCT. NO.: 460-62153-0-000
SUBDIVISION PLAN BOOK: J-193, PG 012

32 Mount Joy Street
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgohn.com

dc gohn Associates, Inc.
 Surveyors - Engineers - Landscape Architects

PROJECT NO.: 3596-01
DATE: JANUARY 6, 2025
DRAWN BY: CRG/DRF
CHECKED BY: TES
SCALE: 1"=40'

PROPOSED SITE PLAN
 FOR
J HUBLER LANDSCAPING
 202 RIDGEVIEW ROAD NORTH
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

RECEIVED
 Jan 06 2025
 MOUNT JOY TOWNSHIP

DRAWING #: CG - 1809B
 SHEET #: 1 OF 1

January 23, 2025

Kim Kaufman
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: kkaufman@mtjoytwp.org



LANCASTER CIVIL

★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Re: J. Hubler Landscaping
Land Development Plan Waiver Request
Township Permit No. 25-02-WAIV
LCEC Project No: 25-185

Dear Mr. Kaufman,

We have received a land development waiver request from DC Gohn Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Subdivision - Land Development Waiver request form dated January 7, 2025
- Land Development Waiver request letter dated January 6, 2025
- Proposed site plan dated January 6, 2025

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

Zoning Ordinance

1. Landscape strips and screens shall be installed for landscaping businesses (135-240.C).
2. A landscaping business is permitted as a special exception use within the Agricultural district (135-83.L). A special exception is needed to expand or alter a preexisting use that is permitted by special exception (135-322).
3. An exterior lighting plan shall be submitted (if exterior lighting is proposed) (135-298.D).
4. Stopping sight distances shall be evaluated and a clear sight triangle provided at the driveway (135-299.E(2) & 119-31.D(12)).
5. Riparian corridors shall be established to include 30 feet on each side of the watercourse, measured from the top of each stream bank (135-306.B). The riparian corridors shall encompass, at a minimum, the entire 100 year floodplain and any wetlands (135-306.C). The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F). The location of the proposed implement shed is within the riparian corridor of the existing watercourse shown on the proposed site plan.
6. The 1996 subdivision plan recorded in Book J-193, page 12 for Timothy R. and Roxanne M. Grube shows an existing wetland area. Note 7 of the plan states: "If grading is proposed in the wetland area, appropriate permits must be secured from the D.E.P. and any other local agencies as required." (135-306.B(6)). The current plan shows the "Remnants of Previous Soil

Pile” in the proximity of the wetland area. An updated wetland study shall be provided (119-32.B).

7. The site plan should provide the calculations for determining the required off-street parking spaces (135-343.C).

Subdivision and Land Development Ordinance

8. The applicant has requested a waiver of the Subdivision and Land Development Ordinance (Chapter 119, Article III) for the construction of a 9,000 sf nonresidential building (implement shed) at 202 Ridgeview Road North.

Waiver response: The existing 8.59 acre property has one existing single-family detached dwelling, one existing detached garage/office, and numerous accessory structures (i.e. pole barn, hoop houses) which are to remain. The proposed building will be used to store existing trucks, equipment and supplies that are currently stored outdoors. The proposed development does not intensify the use of the property, and no new employees or increase in traffic are expected to be generated by the construction of the building. Based on these considerations, I have no objections to a waiver of land development with the following conditions:

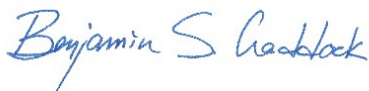
- a. The Township should consider whether the frontage along Ridgeview Road North (a collector street) should be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening, a trail, and additional right-of-way (119-52.J(3)(a)). The required cartway for a collector street outside the urban growth area is 22 feet with 5 foot paved shoulders; the existing cartway varies from approximately 17' to 21' wide. The required right-of-way for a collector street is 60 feet (i.e. 30' from the road centerline along the subject tract); the existing right-of-way width is 25' from the road centerline along the subject tract. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at this time, the applicant could enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible or deposit funds with the Township in the amount of 110% of the cost of improvements (119-52.J(3)(d)).
- b. The Official Map shows a trail along Ridgeview Road North. A pedestrian easement should be provided for the required trail along the entire frontage of Ridgeview Road North (119-62.D).

Stormwater Management Ordinance

9. Prior to any earth disturbance, a plan meeting the requirements of the Mount Joy Township Stormwater Management Ordinance shall be submitted to the Township (113-31.A).

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

Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Jackie Wilbern, Township Zoning Officer (via email)
Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Todd Smeigh, DC Gohn Associates (via email)