



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Planning Commission

February 24, 2025 – 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 January 27, 2025 meeting.
- b. Accept additional time in which to take action on the Final Land Development Plan for Sheetz (#24-22-FLDP) – New deadline is May 27, 2025.
- c. Grant additional time in which to record the conditionally-approved Final Land Development Plan for Cloverleaf Storage (23-12-FLDP) – new deadline September 23, 2025

6. Old Business:

- a. Land Development Waiver Request for TS Land LLC (#25-01-WAIV): Proposal to redevelop a 0.81-acre commercial property located at 467 Hershey Road. An existing building will be demolished and a new 2,888-sf. convenience store with fuel pumps. The property is located in the MU, Mixed-Use District and is served by an on-lot well and sewer system.
- b. Land Development Waiver Request for J. Hubler Landscaping (#25-02-WAIV): Proposal to construct a 9,000-sf. pole barn as an accessory building to store trucks, equipment, and supplies for an existing landscaping business located at 202 Ridgeview Road North. The property is located within the A, Agricultural District and contains approximately 8.589 acres.

7. New Business: NONE

8. Initial View:

- a. P/F Land Development Plan for Proposed Self Storage – 2269 South Market Street (#25-03-FLDP): Proposal to develop a 10.66-acre tract into 21 units of self-storage. The project will include exterior parking, driveways, utilities, landscaping, stormwater management controls and necessary amenities

to support the development.

The Applicant is requesting the following waivers from Chapter 113 – Stormwater Management Ordinance:

1. §113-37.A(7) – Requirement for breach analysis
  2. §113-43.J(1) – Steep slope delineation on plan
  3. §113-43.K – Requirement to show locations of all E&S control facilities on plan
  4. §113-44.B – Requirement for general description of the overall SWM concept for the project on the SWM site plan.
  5. §113-44.C – Requirement to provide the effect of the project on adjacent properties and on existing municipal stormwater management facilities on the SWM site plan.
  6. §113-44.D – Requirement to provide complete hydrologic, hydraulic, and structural computations for all SWM facilities on the SWM site plan.
  7. §113-44.E – Requirement to provide timeline on the SWM site plan.
- b. P/F Land Development Plan for Sheetz – Veterans Drive (#24-22-FLDP): Plan proposes a 6,132 SF convenience store and gas pumps on a 2.171-acre property located at the corner of Veterans Drive and Hershey Road, with additional access to Old Hershey Road.

The Applicant is requesting the following waivers from Chapter 119 - Subdivision & Land Development Ordinance:

1. §119-25.C(2) – Preliminary plan submission
2. §119-52.J.3.A - Improvements of existing streets and intersections, curbing of existing streets
3. §119-52.K(4) – Cartway edge tangential arc radius
4. §119-52.S.3(D) – Access drive separation within 200' of intersection of streets
5. §119-53.B.1 – Sidewalks along existing streets
6. §119-53.B(4)(A) – Sidewalk construction standards
7. §119-53.B(10) – Grass planting strip
8. §119-53.C(2) – Vertical curb dimensions

The Applicant is requesting the following waivers from Chapter 113 – Stormwater Management Ordinance:

8. §113-32.A(1)(C) – Loading spaces
9. §113-37.C – Conveyance pipe diameter
10. §113-42.D – Plan scale

9. Correspondence: NONE

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, March 24, 2025** beginning at 7:00 P.M.

12. Adjournment