

**PROPOSED MOTIONS FOR WAIVERS, MODIFICATIONS OR DEFERRALS
PERTAINING TO THE FINAL LAND DEVELOPMENT PLAN
FOR LANCASTER SEED SALES
M.J.T.P.C. File # 25-07-FLDP**

I move that the Township Planning Commission grant waivers or modifications or deferrals of the requirement to comply with Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as they pertain to the following and only as specifically requested in writing by the applicant:

- 1) §119-25: Relating to the requirement to submit a Preliminary land development plan.
- 2) §119-32.B: Relating to the requirement to submit a wetland study for the entire site.
- 3) §119-57.B: Relating to the requirement to provide concrete monuments.
- 4) §119-57.D: Relating to the requirement to provide lot line markers.
- 5) §119-52.K(4): Relating to cartway edge at street intersections.
- 6) §119-52.S.3.(d): Relating to access drive separation distances.

I move that the Township Planning Commission deny the request for a waiver of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows and as specifically requested in writing by the applicant:

- 1) §119-52.J.(3)(a)

This is a waiver request for relief from the requirement to widen the existing cartway of Homestead Road and provide additional right-of-way. (The Township engineer does not support this request.)

(As an alternative to the requested waiver the Township engineer does not object to a deferral of the right-of-way requirements. However, the applicant must widen the cartway.)

- 1) I move that the Township Planning Commission grant a deferral of the right-of-way requirement of §119-52.J.3.(a) with the following condition:

Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily be limited to, provisions for additional right-of-way along Homestead Road frontages. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.

I move that the Township Planning Commission grant waivers or modifications of the requirement to comply with Chapter 113 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Stormwater Management Ordinance as they pertain to the following and only as specifically requested in writing by the applicant and with all related conditions as stipulated by the Township engineer in their review letter of June 3, 2025.

- 1) §113-32.A(2)(c) relating to loading ratios.

THESE MOTIONS IN NO WAY CONSTITUTE PLAN APPROVAL OR DENIAL BUT ARE ONLY FOR THE PURPOSE OF ACTING ON THE APPLICANT'S REQUESTED WAIVERS, MODIFICATIONS OR DEFERRALS.