



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

April 25, 2022 - 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
John Dice

Michael McKinne
Arlen Mummau
Delmar Oberholtzer

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 March 28, 2022 meeting
- b. Authorize the Township Manager to execute the Sewage Facilities Planning Module Component 4A for 1925 Sheaffer Road – Proposed Residential Development Phase 1 (#21-15-FLDP)
- c. Sign the Final Subdivision and Land Development Plan for Ira M. Heistand, Jr. & Linda M. Heistand (#21-10-FSDP)
- d. Sign the Lot Line Change Plan for English/Spittal Subdivision (#21-11-LLCP)

6. Old Business:

- a. Preliminary/Final Subdivision and Land Development Plan for Featherton Crossing Phase 5 (#21-12-FLDP) – Proposal to develop a 28.91-acre tract into three parcels containing 149 townhouses and 30 semi-detached dwellings. The site is located at the northern terminus of Merts Drive (future Eagle Parkway) within the R-2 Medium Density Residential District and is served by public water and sewer facilities.

- i. Consideration of waivers:

- 1) Sections 119-51.A(3) & 119.52.A – Modification of the Township Official Map
- 2) Section 119-52.K(2)(c) – Separation distance between street intersections
- 3) Section 119-52.J – Right-of-way for temporary turnaround
- 4) Section 119-52.O(1) – Streetlight uniformity ratio
- 5) Section 119-52.S(3)(d) – Separation distance between streets and access drives

- 6) Section 119-53.B(10) – Grass planting strip adjacent to roadways
- 7) Section 113-32.E(2) – Stormwater management volume control
- 8) Section 113-33 – Post-development stormwater management discharges
- 9) Section 113-33.C – Dewatering times for stormwater management facilities
- 10) Section 113-37.C(4)(d)[2] – Curb and inlet design

ii. Consideration of conditional plan approval

7. New Business:

- a. Sketch Plan for Proposed RV Lot at 185/187/189 Ridgeview Road South (#22-04-SLDP) – Proposal to redevelop a commercial site located within the C-1 Limited Commercial District for use as an RV sales and service facility.

8. Initial View: NONE

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, May 23, 2022** beginning at 7:00 P.M.

12. Adjournment