



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission September 26, 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 August 22, 2022 meeting
 - b. Accept a 90-day extension of time in which to take action on the Preliminary/Final Land Development Plan for Rheems Retail Center (File #22-05-FLDP; new deadline is December 6, 2022)
 - c. Accept a 90-day extension of time in which to take action on the Preliminary Land Development, Subdivision, and Lot Add-On Plan for Raffensperger (File #21-06-PSDP; new deadline is December 30, 2022)
 - d. Authorize execution of the Request for Planning Waiver & Non-Building Declaration pertaining to the Minor Subdivision Plan for Lancaster County Conservancy Parcel (File #22-06-MSDP)
 - e. Authorize execution of the Request for Planning Waiver & Non-Building Declaration pertaining to the Minor Subdivision Plan for 1319 Bear Creek Road (File #22-09-MSDP)
6. Old Business:
 - a. Preliminary Plan for Bear Creek Estates (#22-11-PLDP) – Proposal to subdivide a 38.0-acre tract into 45 new single-family dwelling lots, 1 lot to contain the existing dwelling on site, and 3 open space lots. The property is zoned R-1 Low-Density Residential and will be served by public water and public sewer.
 - i. Consideration of Waiver of the Township Official Map requirement to connect East College Avenue with Sheaffer Road
 - ii. Consideration of Waiver of §119-52.M(4): cul-de-sac length
 - b. Preliminary/Final Subdivision & Land Development Plans for Nassimi Realty LLC – Market Street Square Retail Center (#21-14-FLDP) – Proposal to resubdivide a 17.65-acre shopping center site located at 1605-1641 South Market Street, situated in both Elizabethtown Borough and Mount Joy Township. The two parcels will be divided into four lots, one of which will contain a new commercial outparcel

building. Areas located within the Township are zoned in the C-2 – General Commercial District. The site is served by public water and public sewer.

- i. Consideration of Waivers
- ii. Consideration of Conditional Preliminary/Final Subdivision & Land Development Plan Approval

c. Final Subdivision & Land Development Plans – Phases II & III for 1925 Sheaffer Road – Proposed Residential Development (#22-10-FLDP) – Proposal to develop Phases 2 & 3 of the three-phase residential project containing 170 townhouse units and 80 apartment units on 53.15 acres. The site is zoned R-2 Medium Density Residential District and will be served by public water and public sewer.

- i. Consideration of Waiver of §119-23.B: concurrent land development applications
- ii. Consideration of Conditional Final Subdivision & Land Development Plan Approval

d. Preliminary Subdivision and Land Development Plan for 1376 Campus Road (#21-17-PLDP) – Proposal to develop a 128.48-acre tract with 279 single-family detached and 210 multifamily dwellings. The site is located within the R-2 Medium-Density Residential District and is served by public water and sewer.

- i. Traffic Study Presentation and Discussion
- ii. Consideration of Waivers

7. New Business: NONE

8. Initial View: NONE

9. Correspondence:

- a. Memorandum from Lancaster County Planning Department dated September 6, 2022 re: Advisory Plan Review Comments for Bear Creek Estates

10. Other Business: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, October 24, 2022** beginning at 7:00 P.M.

12. Adjournment