



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

April 22, 2024 – 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 March 25, 2024 meeting
- b. Sign the Final Minor Subdivision Plan for 1376 Campus Road (#24-01-MSDP)

6. Old Business:

- a. Preliminary Subdivision and Land Development Plan for 1376 Campus Road (#21-17-PLDP) – Proposal to develop a 127.53-acre site located at 1376 Campus Road with 489 dwelling units in five phases. New approvals are required for the Preliminary Plan (conditionally approved October 24, 2022) to accommodate further dividing Phase 1 into Phase 1A and 1B. The site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District. All phases of the project will be served by public water and public sewer.
 - i. Consideration of revised Preliminary Plan approval
- b. Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 1A (#22-15-FLDP) – Proposal to develop Phase 1A with 70 single-family detached dwellings. Prior approval of Phase 1 included both the revised Phase 1A and a forthcoming Phase 1B containing the multi-family dwellings. The 127.53-acre site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District.
 - i. Consideration of Phase 1A Final Plan approval (replacing the prior Phase 1 Final Plan approval)
- c. Minor Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP) – Proposal to construct a 9,600-sf. building to house equipment for a feed grinding business at 1267 Risser Mill Road.

The 63.96-acre property is located within the A – Agricultural District and is used primarily for agricultural purposes.

- i. Consideration of waivers:
 - (1) §119-31.A(1) – Plan scale
 - (2) §119-32.A – Water and sewer facilities feasibility report (abbreviated report requested)
 - (3) §119-52.J(3) – Improvement of existing streets
 - (4) §119-57.A, .B, .D, & .H – Survey monuments/markers
- ii. Consideration of Land Development Plan approval

7. New Business:

- a. Land Development Waiver Request for Daniel B. King (#24-07-WAIV) – Proposal to construct a 4,800-sf. poultry barn at 1241 Campus Road. The property is located in the R – Rural District and consists of approximately 22 acres, containing a home, greenhouses, and other structures associated with an agricultural use.
 - i. Consideration of Land Development Waiver
- b. Rezoning Ordinance, Elizabethtown Associates (Pennmark) – Proposal to rezone approximately 22 acres from the C-1 – Limited Commercial District to the C-2 – General Commercial District located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The Board of Supervisors will hold a public hearing on the proposed ordinance on May 20, 2024.
 - i. Review and make recommendation to the Board of Supervisors
- c. Sketch Plan for Mount Joy Town Center (#24-08-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot.
- d. Sketch Plan for Mount Joy Town Center (#24-09-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot, then subdivide a 2.404-acre lot for a proposed Wawa convenience store and a 2.697-acre lot for a proposed Aldi grocery store.

8. Initial View: NONE

9. Correspondence: NONE

10. Other Business:

- a. Consideration of a letter of support for the PENNVEST funding request for the Elizabethtown Area Water Authority's Water Main Replacement Project

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, May 29, 2024** beginning at 7:00 P.M.

12. Adjournment