



# MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

## Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:	25-14-MSDP	Date of Receipt/Filing:	August 29, 2025
School District:	Donegal	<input checked="" type="checkbox"/> Elizabethtown	

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

### Plan & Project Information

Plan Name:	Minor Subdivision for 1501 Mill Road		
Plan No.:	25-0227-001	Plan Date:	08/29/2025
Location:	1501 Mill Road Elizabethtown PA 17022		
Property Owner:	Michael Jon Bailey (Bailey Family Limited Partnership)		
Owner Address:	1501 Mill Road		
Telephone No.:	(717) 875-3864		
E-mail:	tonyabailey40@yahoo.com		
Deed Reference:	6414974	Tax Parcel No.:	460-33237-0-0000
Plan Type:	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary
	<input type="checkbox"/> Lot Line Change	<input type="checkbox"/> Minor Agricultural or Land Development	
Description:	The purpose of this plan is to subdivide property located at 1501 Mill Road, currently owned by Michael Jon Bailey into two (2) separate lots know as lot #1 and lot #2.		
Zoning District:	Rural		
Is a zoning change necessary?	<input type="checkbox"/> No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	<input type="checkbox"/>	If yes, attach ZHB decision.	
Total Acreage:	4.28 Acres		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	Landworks Civil Design LLC		
Address:	3461 Market Street Suite 302, Camp Hill Pennsylvania 17011		
Phone No.:	(866) 563-9757		
Person responsible for plan:	Aaron Navarro / Blake Zortman		
E-mail:	anavarro@landworkscd.com / bzortman@landworkscd.com		

♦ SUPERVISORS ♦ PARK & RECREATION BOARD ♦ PLANNING COMMISSION ♦ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022

PHONE (717) 367-8917 -FAX (717) 367-9208

[www.mtjoytp.org](http://www.mtjoytp.org)

### Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>	<b>2</b>	<b>0</b>	Mixed Use		
Agricultural			Single Family Detached	<b>1</b>	
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:	<b>1</b>	
Total Square Feet of Ground Floor Area (building footprint):			0 SF		
Total Square Feet of Existing Structures (all floors):			11,070 SF		
Total Square Feet of Proposed Structures (all floors):			0 SF		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			0 SF		
Linear feet of new street:			0 LF		
Identify all street(s) not proposed for dedication:			N/A		

### Type of water supply proposed:

<input checked="" type="checkbox"/>	Public (Live)	<input type="checkbox"/>	Community
<input type="checkbox"/>	Public (Capped)	<input type="checkbox"/>	Individual

### Type of sanitary sewage disposal proposed:

<input checked="" type="checkbox"/>	Public (Live)	<input type="checkbox"/>	Community
<input type="checkbox"/>	Public (Capped)	<input type="checkbox"/>	Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

  
Signature of Landowner of Applicant

8. 29, 2025  
Date



# LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com

(866) LNDWRKS

August 29, 2025

Mrs. Patricia Bailey  
Township Secretary / Assistant Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Re: Waiver Request  
**Minor Subdivision**  
**1501 Mill Road – Bailey Family Limited Partnership**  
Mount Joy Township  
Lancaster County, PA  
**PC File #**

Dear Patricia:

On behalf of Bailey Family Limited Partnership, we request the following waivers/deferrals from the requirements of the Mount Joy Township Subdivision and Land Development & Stormwater Ordinance:

## CHAPTER 119 – SUBDIVISION LAND DEVELOPMENT ORDINANCE

### 1. SALDO Section 119-31.C.(5) – WETLAND SURVEY

**Waiver:** To waive the requirement to conduct a wetland survey to identify wetlands as defined by the United States Army Corps of Engineers.

**Justification:** There are no existing watercourses or water features on the subject site. The soil survey provided by the NRCS does not indicate any hydric soils on the site as well as there is no identified wetlands indicated on the national wetland inventory map.

### 2. SALDO Section 119-52.J.(3)(a) – REQUIRED ROADWAY IMPROVEMENTS – MILL ROAD

**Deferral:** To defer the requirement to construct required roadway improvements along Mill Road adjacent to proposed lot #1 and lot #2 to a time the township deems necessary.

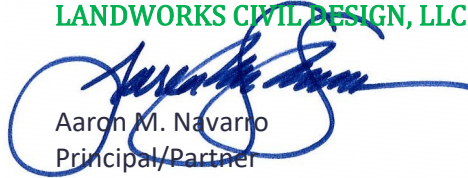
**Justification:** The current two (2) lot subdivision is not proposing any public improvements at this time.

Mrs. Patricia Bailey  
August 29, 2025  
Waiver Request  
1501 Mill Road

Any questions pertaining to this matter feel free to contact me.

Sincerely,

LANDWORKS CIVIL DESIGN, LLC

A handwritten signature in blue ink, appearing to read "Aaron M. Navaro", is written over the printed name and title.

Aaron M. Navaro  
Principal/Partner

Copy: Tonya Bailey (Via email)



MINOR SUBDIVISION PLAN  
FOR  
1501 MILL ROAD  
FOR  
BAILEY FAMILY LIMITED PARTNERSHIP  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
AUGUST 29, 2025

PLANNING COMMISSION  
FINAL PLAN REVIEW CERTIFICATE

AT A MEETING ON \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. \_\_\_\_\_, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119 SUBDIVISION AND LAND DEVELOPMENT.

CHAIRMAN \_\_\_\_\_ VICE CHAIRMAN \_\_\_\_\_

MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS  
FINAL PLAN APPROVAL

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE BEING FILED WITH THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF MOUNT JOY TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CHAIRMAN \_\_\_\_\_ VICE CHAIRMAN \_\_\_\_\_

OWNER'S CERTIFICATION & DEDICATORY STATEMENT

(INDIVIDUAL)  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED:  
OWNER(S) \_\_\_\_\_ MICHAEL JON BAILEY \_\_\_\_\_

(OWNER SIGNATURE) \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

LANCASTER COUNTY PLANNING COMMISSION  
REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON \_\_\_\_\_, 20\_\_\_\_, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C FILE NO. \_\_\_\_\_. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

SURVEYOR'S CERTIFICATION

I, JAMES C. HOCKENBERRY, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000')).

JAMES C. HOCKENBERRY \_\_\_\_\_ REG. NO. 044553-E

DATE \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JOSHUA C. GEORGE, P.E. \_\_\_\_\_ REG. NO. PE-056897-E

DATE \_\_\_\_\_

RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR LANCASTER COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AS INSTRUMENT NUMBER: \_\_\_\_\_

ZONING DATA

ZONING DISTRICT: \_\_\_\_\_ RURAL (R)  
EXISTING USE: \_\_\_\_\_ SINGLE FAMILY DWELLING AND MOBILE HOME PARK\*\*  
PROPOSED USE: \_\_\_\_\_ (LOT #1) SINGLE FAMILY DWELLING  
(LOT #2) MOBILE HOME PARK\*\*  
MIN. LOT AREA: \_\_\_\_\_ 1 ACRE  
(EXISTING) 186,401 S.F. / 4.28 ACRES  
(LOT 1) 52,583 S.F. / 1.21 ACRES  
(LOT 2) 133,819 S.F. / 3.07 ACRES

MIN. LOT WIDTH: \_\_\_\_\_ 100' @ SETBACK LINE  
(EXISTING) 435.1'  
(LOT 1) 154'  
(LOT 2) 281.1'

MIN. LOT DEPTH: \_\_\_\_\_ 150'  
(EXISTING) 299.62'  
(LOT 1) 52.1'  
(LOT 2) 299.6'

REQUIRED SETBACKS: \_\_\_\_\_ FRONT: 35 FEET  
SIDE: 15 FEET  
REAR: 50 FEET

ACCESSORY SETBACKS: \_\_\_\_\_ FRONT: 50 FEET  
SIDE/REAR: 6 FEET

MAX. LOT COVERAGE: \_\_\_\_\_ 25% MAX. BUILDING COVERAGE  
30% MAX. TOTAL IMPERVIOUS COVERAGE  
(EXISTING) 5.9% (11,071 S.F.) BUILDING  
(EXISTING) 11.7% (21,887 S.F.) IMPERVIOUS

PROP. LOT COVERAGE: \_\_\_\_\_ (LOT 1) 4.1% (2,141 S.F.) BUILDING  
(LOT 1) 7.2% (3,775 S.F.) IMPERVIOUS  
(LOT 2) 13.9% (8,930 S.F.) BUILDING  
(LOT 2) 13.5% (18,112 S.F.) IMPERVIOUS

MAX. BUILDING HEIGHT: \_\_\_\_\_ 35'  
20' (ACCESSORY BUILDINGS)

\*\* THE MOBILE HOME PARK IS AN EXISTING NON-CONFORMITY WITHIN THE RURAL (R) ZONING DISTRICT.

WAIVER/DEFERRAL REQUEST:

AT A MEETING ON \_\_\_\_\_, 2025 THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS/DEFERRALS:

- SECTION 119-31.C.5 WETLAND SURVEY (WAIVER)
- SECTION 119-52.J.(3)(a) REQUIRED ROADWAY IMPROVEMENTS ALONG MILL ROAD (DEFERRAL)

LEGAL OWNER / APPLICANT

MICHAEL JON BAILEY  
1501 MILL ROAD  
ELIZABETHTOWN, PA 17022

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPERTY LOCATED AT 1501 MILL ROAD, CURRENTLY OWNED BY MICHAEL JON BAILEY INTO TWO (2) SEPARATE LOTS KNOWN AS LOT #1 & LOT #2.

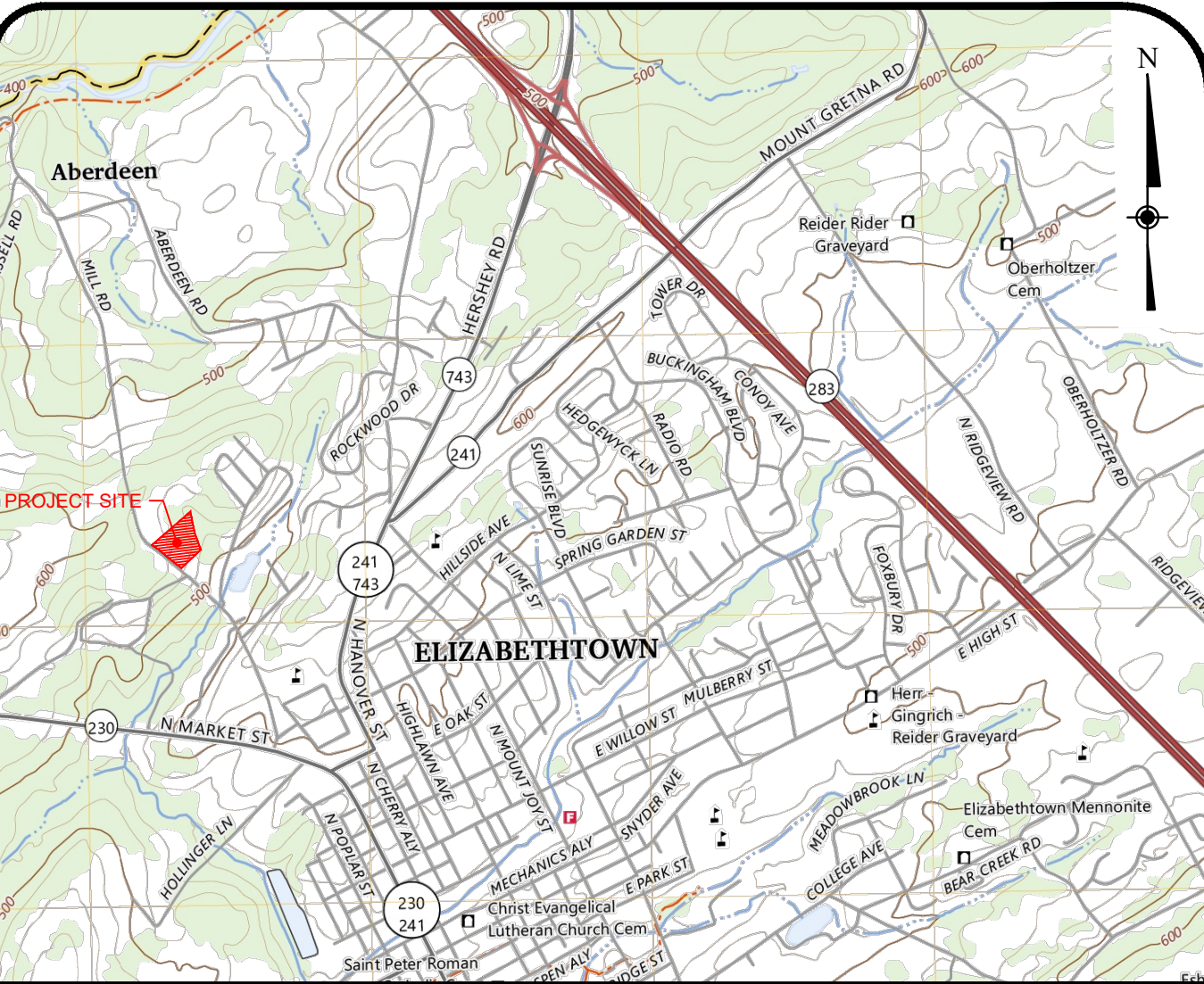
LOT #1 (1.21 ACRES) WILL CONSIST OF ONE (1) EXISTING SINGLE FAMILY DWELLING AND REMAIN IN THE OWNERSHIP OF MICHAEL JON BAILEY.

LOT #2 (3.07 ACRES) WILL CONSIST OF THE EXISTING MOBILE HOME PARK CONTAINING SIX (6) MOBILE HOMES. OWNERSHIP WILL BE TRANSFERRED TO THE BAILEY FAMILY TRUST.

LOT#1 AND #2 ARE CURRENTLY SERVED WITH PUBLIC SEWER AND A PRIVATE WELL.

GENERAL NOTES

- EXISTING PROPERTY BOUNDARY/LEGAL RIGHT-OF-WAY FOR MILL ROAD WAS FIELD VERIFIED BY JIM HOCKENBERRY, P.L.S. ON AUGUST 6, 2025. ALL OTHER EXISTING INFORMATION WAS PROVIDED BY D.C. GOHN ASSOCIATES, INC.
- NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS MINOR SUBDIVISION PLAN.
- NO ONE SHALL SCALE FROM THESE PLANS.
- LOTS #1 & #2 IS CURRENTLY SERVED BY PUBLIC SEWER SERVICES SUPPLIED BY ELIZABETHTOWN REGIONAL SEWER AUTHORITY (ERSA).
- WATER SERVICES FOR LOTS #1 & #2 IS PROVIDED BY A PRIVATE DEP PERMITTED WATER SUPPLY SYSTEM OWNED AND OPERATED BY LAKEVIEW ESTATES.
- THIS PROPERTY IS NOT IMPACTED BY A MAPPED FEMA FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42071C0166F, PANEL 116 OF 780 DATED APRIL 5, 2016.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPING, THE PROPERTY HAS NO WETLANDS ON SITE.
- ALL CONCRETE MONUMENTS AND PROPERTY MONUMENTS WILL BE SET PRIOR TO PLAN RECORDING.



LOCATION MAP

SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIER  
# 460-33237-0-0000

INDEX OF DRAWINGS

SHEET NO.	TITLE
CS 1.0	COVER SHEET
EX 2.0	EXISTING CONDITIONS PLAN
SD 3.0	SUBDIVISION PLAN

3 SHEETS IN SET

ACT 287

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS: REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:  
DATE: 08/22/2024  
ONE CALL SYSTEM SERIAL NUMBER: #20242352889

PROJECT NAME  
1501 MILL ROAD

PROJECT NO.  
25-0227-001

SHEET  
CS 1.0



LANDWORKS  
CIVIL DESIGN, LLC  
land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011  
p (866) LNDWRKS www.landworkscd.com



CALL BEFORE YOU DIG  
PENNSYLVANIA LAW REQUIRES  
(3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND (10) WORKING  
DAYS IN DESIGN STAGE - STOP CALL

RECEIVED  
Aug 29 2025  
MOUNT JOY TOWNSHIP



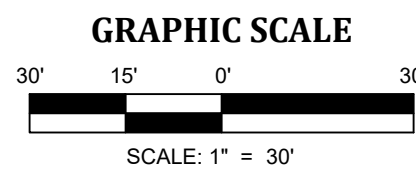




EXISTING BOUNDARY LINE	
EXISTING ADJACENT BOUNDARY LINE	
PROPOSED LOT LINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING CURB	
EXISTING PAVEMENT	
EXISTING VEGETATION	
EXISTING TREELINE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD ELECTRIC LINE	
EXISTING WATER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING GAS LINE	
EXISTING STORM INLET	
EXISTING STORM PIPE	
PROPOSED IRON PIN	
PROPOSED CONCRETE MONUMENT	

LOT 1  
49,805 S.F. / 1.14 AC LEGAL R/W  
48,534 S.F. / 1.11 AC DEDICATED R/W

LOT 2  
129,243 S.F. / 2.97 AC LEGAL R/W  
126,927 S.F. / 2.91 AC DEDICATED R/W

[illegible]

SUBDIVISION PLAN  
FOR  
**1501 MILL ROAD**  
FOR  
BAILEY FAMILY LIMITED PARTNERSHIP  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

**PROJECT NO.**  
25-0227-001

**DATE:** 08/29/25

**SCALE:** 1" = 30'

**SHEET**  
**SD 3.0**



ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
ROBERT E. SISK  
JASON M. HESS

LAW OFFICES  
**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

P. O. BOX 4686  
LANCASTER, PENNSYLVANIA 17604-4686

[WWW.MHCK.COM](http://WWW.MHCK.COM)

FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

GEORGE J. MORGAN  
(1971 - 2021)

RETIRED  
CARL R. HALLGREN  
MICHAEL P. KANE

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EPHRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

September 13, 2025

**VIA EMAIL**

Justin S. Evans, AICP, Assistant Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Re: Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership  
Our File No. 10221-1

Dear Justin:

I have reviewed the Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership (the "2025 Plan") which proposes to subdivide 1501 Mill Road (the "Property"). The Property currently is a lot containing slightly over four acres which is developed with a single family detached dwelling at its northern portion and a mobile home park containing six mobile homes. The 2025 Plan proposes to subdivide 1501 Mill Road into two lots. Lot 1 will contain the existing single family detached dwelling and slightly over one acre. Lot 2 will contain the small mobile home park and 2.91 acres. This letter will set forth comments on the 2025 Plan.

Although the title of the 2025 Plan indicates that it is being prepared for Bailey Family Limited Partnership, 1501 Mill Road is a separate lot owned by Michael Jon Bailey ("Landowner"). It is surrounded on three sides by land held by Bailey Family Limited Partnership.

1501 Mill Road is located within the Rural District. Mobile home parks are not permitted within the Rural District, and the mobile home park is a lawful nonconforming use. In the Rural District the minimum lot area is one acre, the minimum side yard setback is 15 feet, and the minimum front yard setback is 35 feet from the ultimate right-of-way for dwellings. The 2025 Plan does not propose the installation of any buildings, and two of the mobile home units are within 35 feet from the ultimate right-of-way line. They are, therefore, dimensionally nonconforming and may continue at their existing location. Similarly, the single family dwelling is located partially within the side yard setback, which is a dimensional nonconformity which may continue.

There is a question as to the lot area of proposed Lot 2 containing the mobile home park. Zoning Ordinance Section 135-42 allows nonconforming uses to continue. The single mobile home on Lot 2 will continue to have a minimum lot size a maximum impervious surface coverage which meets the requirements of the Rural District. However, the decrease in lot area of the mobile



Justin S. Evans, AICP, Assistant Zoning Officer  
September 13, 2025  
Page 2

home park is problematic. Zoning Ordinance Section 135-246 applies to manufactured home parks regardless of the zoning district and requires a minimum lot area of five acres. See Zoning Ordinance §135-246.B. The existing mobile home park is presently dimensionally nonconforming as to that Section as well as to Section 135-246.J because one of the mobile homes has direct access to Mill Road. The only nonconformity in Section 135-246 which is being changed is the minimum lot area, which is being decreased. Landowner should obtain a variance from the Zoning Hearing Board from the requirements of Section 135-246.B to enable the decrease in the minimum lot area.

The 2025 Plan shows dedication of additional right-of-way along Mill Road. There should be a legal description prepared for the additional right-of-way, and it should be conveyed to the Township before the 2025 Plan is released for recording. I reviewed the website of the Office of the Recorder of Deeds. There does not appear to be any mortgages against 1501 Mill Road, so no Joinder by Mortgagee would be required to the Agreement Providing for Grant of Public Right-of-Way.

If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle  
MUNI\10221-1(7)\250908\71

cc: Patricia J. Bailey, Township Secretary (via email)  
Benjamin S. Craddock, P.E. (via email)  
Joshua C. George, P.E. (via email)



September 18, 2025

Justin Evans  
Assistant Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Via email: [justin@mtjoytp.org](mailto:justin@mtjoytp.org)

Re: 1501 Mill Road  
Minor Subdivision Plan  
Township Permit No. 25-14-MSDP  
LCEC Project No: 25-202



**LANCASTER CIVIL**  
★ ★ engineering company ★ ★  
*p.o. box 8972, lancaster, pa 17604-8972*  
*[www.lancastercivil.com](http://www.lancastercivil.com)*

Dear Mr. Evans,

We have received a minor subdivision plan submission from Landworks Civil Design, LLC for the above-referenced project. The submission consisted of the following documents:

- Transmittal letter dated August 29, 2025
- Minor Subdivision Plan dated August 29, 2025
- NRCS Soil Report undated
- Waiver request letter dated August 29, 2025

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

**Zoning Ordinance**

1. The existing 1 Story Frame Building on Lot #1 is within the side yard setback. Two mobile dwellings are within the front yard setback on Lot #2. These are existing non-conformities (135-65.F & 135-65.E(1)).
2. The "Proposed" and "Existing" non-conformities of the front yard setback shown on Sheet 3 of the plans shall be revised to show only an "Existing" non-conformity, since the building setbacks are based on the ultimate right-of-way width of 50 feet (135-65.E(1) & 135-301).
3. The relevant requirements (i.e. min. lot area, min. 50 feet setback, min. 25 feet landscape strip) for manufactured home parks shall be added to the Zoning Data table (135-65.E(1) & 135-246).
4. A manufactured home park shall contain a minimum of five acres (135-246.B). The proposed Lot #2 does not meet this requirement.
5. Buildings within manufactured home parks shall be setback a minimum of 50 feet from exterior lot lines (135-246.H). The buildings on proposed Lot #2 along the proposed lot line do not meet this requirement.
6. A minimum 25 feet wide landscape strip shall be provided along the proposed lot line for the manufactured home park on proposed Lot #2 (135-246.H).



7. A clear sight triangle and stopping sight distances shall be shown at the access points (135-299.E(2) & 119-31.D(12)).

### **Subdivision and Land Development Ordinance**

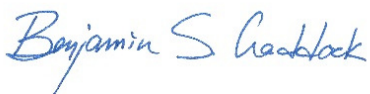
8. Plan sheets shall be numbered to show the relationship to the total number of sheets in the plan (119-31.A(3)).
9. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
10. The title indicates that this plan is for the "Bailey Family Limited Partnership"; however, the owner / applicant is shown as "Michael Jon Bailey" (119-31.B(3)). This inconsistency shall be clarified.
11. The location of the Institutional Zoning District boundary line shall be shown and labeled on the plans (119-31.B(9)).
12. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14)).
13. The location of the benchmark shall be shown on the plans (119-31.C(1)).
14. The names of all adjacent landowners shall be shown on the plan, including those across existing rights-of-way (119-31.C(2)). The plan book record numbers of all adjacent properties shall be shown.
15. Existing features within 200 feet of the subject tract shall be shown on the plans (119-31.C(3) & 113-43.I(5)).
16. The dimensions of existing cartways for access drives and driveways shall be added to the plan (119-31.C(3)(a)).
17. The existing water supply and sewage disposal system shall be shown (119-31.C(4)(b)).
18. The existing sanitary sewer main shall be shown (119-31.C(4)(b)).
19. The total number of lots, density, units of occupancy and land use shall be provided on the plans (119-31.D(3)).
20. The "Min Lot Area" on the Cover Sheet should distinguish between net and gross lot area (119-31.D(9)). The information shown in the Proposed Lot Areas list on Sheet 3 of the plans is inconsistent with the lot areas shown in the "Plan Purpose" and "Zoning Data" tables on the Cover Sheet.
21. The source of the floodplain information in General Note 6 shall be corrected (119-31.D(10)(b)).
22. A wetlands study shall be provided (119-32.B & 119-34.E(3)(c)). The applicant has requested a waiver of this requirement.  
  
Waiver response: DEP's eMap website indicates that there no water courses located on the subject tract and the National Wetlands Inventory mapper indicates that there are no wetlands on the subject tract. In addition, the NRCS soil report indicates that there are no hydric soils on the subject tract. Based on these considerations, I have no objections to a waiver of this requirement.
23. The Recorder of Deeds Certification should be removed (119-35.A).
24. All certificates shall be executed prior to final plan approval (119-35.E).



25. The Certificate of Ownership, Acknowledgement of Plan and Offer of Dedication Certificate from Appendix No. 10 shall be used (119-35.E(1)(c)).
26. The most recent Lancaster County Planning Commission certificate shall be shown on the plans (119-35.E(1)(d)).
27. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) and 119-60.A).
28. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
29. If the concrete monuments and property markers are set prior to plan recording as per General Note 8, then a land development agreement is not needed; however, the plans shall be updated to show the concrete monuments and property markers are set prior to plan recording (119-35.E(4)(f)).
30. The proposed right-of-way line shall correspond to the centerline of the street cartway (119-52.I(3)).
31. The frontage along Mill Road (local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. The existing northern lane along the subject tract ranges from 10.5 feet to 10.73 feet wide; the required cartway width for a local street outside of the designated growth area is 20 feet with 2-foot paved shoulders (12 feet per lane) (119-52.J(3)(a)). The applicant has requested a waiver of this requirement.  
  
Waiver response: The current plans propose a minor subdivision; no improvements or development is proposed. Based on this consideration, I have no objection to waiver or deferral of this requirement with the condition a deferral agreement for the road improvements shall be executed in a form acceptable to the Township Solicitor.
32. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
33. A note shall be added to the plan with the requirement that nothing shall be placed, planted, set or put within an easement that would adversely affect the function of the easement or conflict with the easement agreement (119-56.B). This note shall also be included in all deeds for lots which contain an easement.
34. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto:bencraddock@lancastercivil.com) or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

cc: Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Blake Zortman, Landworks Civil, LLC (via email)  
Josh George, PE, Landworks Civil, LLC (via email)  
Renee Addleman, Planner, LCPC (via email)