



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Planning Commission

November 25, 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 October 28, 2024 meeting
- b. Sign the Post Construction Stormwater Management Plan for 1376 Campus Road

6. Old Business:

a. Preliminary/Final Land Development Plan for Repler Investments LP (23-05-FLDP): Proposal to redevelop a 0.59-acre property located at 380 Hershey Road into a commercial establishment for Central PA Sweepers. The site is served by on-lot water and sewer facilities and is located within the MU – Mixed-Use District. A 3,375-sf. building and 1,440-sf. garage will be constructed on the site with access via a proposed shared driveway to be converted from two individual driveways.

- i. Consideration of Waivers:

a) §119-53.B(1) – sidewalks along access drives

b) §119-53.C(1) – concrete curbs along access drives and landscaped areas of parking facilities

c) §119-56.D, §119-56.E, & §113-31.Q – access easement width for stormwater facilities

- ii. Consideration of Conditional Plan Approval

7. New Business:

a. Curative Amendment of the Zoning Ordinance – Elizabethtown Mount Joy Associates, L.P.: Proposal to cure the Township Zoning Ordinance via Substantive Validity Challenge by the landowner of properties identified as Tax Account #461-41455-0-0000 & #461-95417-0-0000, located along West Main Street and generally situated between Cloverleaf Road and Ridge Run Road. The properties are currently located in the A – Agricultural District and are proposed to be rezoned to the MU – Mixed Use District.

8. Initial View:

- a. Final Subdivision & Land Development Plan for 1376 Campus Road Phase 2 (#24-20-FLDP): Proposal to develop Phase 2 of the residential development located at 1376 Campus Road. This phase consists of 27 single-family detached dwelling units in condominium ownership on Lots 6, 7, & 8 of the overall site, which is located in the R-2 – Medium-Density Residential District. The dwellings will be served by public water and sewer facilities.
- b. Minor Land Development Plan for Bob Brubaker Ag Operation (#24-21-MLDP): Proposal to construct a 54' x 600' poultry barn at 2205 Camp Road. The 35-acre property is served by on-lot water and sewer facilities and is located in the A – Agricultural District.

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 **Wednesday, December 18, 2024** beginning at 7:00 P.M.

12. Adjournment