



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on October 28, 2024

1. Chairman Arlen Mummau called the meeting to order at 7:00 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Pledge of Allegiance
3. Roll call of the Planning Commission Members:

Kevin Baker — Present

Rodney Boll — Present

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Zoning Officer; Benjamin Craddock, PE, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the September 23, 2024 meeting
- b. Sign the Preliminary / Final Land Development Plan for Tiny Estates (#22-14-PLDP)
- c. Sign the Final Subdivision & Land Development Plans – Phase 1 1925 Sheaffer Road (#21-15-FLDP)
- d. Sign the Lot Line Change Plan for the Heisey Property (#24-03-LLCP)

A motion was made by Kevin Baker and seconded by Gerald Cole to approve the Consent Calendar as written. All members present voted in favor of the motion.

6. Old Business:

- a. Lot Line Change Plan for Bailey Family Limited Partnership (24-18-LLCP): Proposal to reconfigure three tracts of land consisting of 55.48 acres at or near 1501 Mill Road. The subdivision will consolidate Lakewood Country Estates onto its own lot, a single-family home on another, and a larger farm parcel. Public sewer and a community well serve the manufactured home park. The subdivision is preceded by variances granted by the Zoning Hearing Board at their June 5, 2024 meeting.

Todd Smeigh of DC Gohn Associates provided an update on the plan on behalf of the landowners. Many of the original review comments have been addressed since the initial view was held. They are waiting for availability of Vortex Environmental to conduct a wetland study. Most likely, any wetlands found will be located within the riparian corridor surrounding the waterway and pond on site.

They have requested a letter from the Elizabethtown Regional Sewer Authority to demonstrate proof that the mobile home park will continue to be a bulk sewer customer. Waivers were discussed, specifically the

additional request based on Lot 3's width/depth ratio. The new lot configuration is a product of several mobile home lots being subdivided from the residential property and added to the main site. Lot lines were drawn to work around the existing structures and keep some woodlands within Lot 3. Mr. Boll asked about the status of the offsite wells serving the mobile home park. Mr. Smeigh said they are protected within easements to ensure that the park can continue to use them for its water supply.

A motion was made by Michael McKinne and seconded by Gerald Cole to grant waivers of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

- a) §119-31.C(5) – Plans to show significant topographical and man-made features
- b) §119-52.J(3)(a) – Road widening (deferral recommended)
- c) §119-52.J(3)(a); §119-53.B(1); §119-53.C – Curb and sidewalk improvements (deferral recommended)
- d) §119-54.D(3) – Lot width/depth ratio

And having granted such waivers, grant approval of the Lot Line Change Plan for Bailey Family Limited Partnership (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4038, dated April 30, 2024, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated October 22, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated September 13, 2024.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated June 7, 2024. Said conditions shall be listed on the plan.
4. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for road widening, curb, and sidewalk, as applicable. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Conservation Easement Agreement providing for the permanent maintenance of the riparian corridor and any other applicable water resources, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
6. Applicant shall record deeds with perimeter legal descriptions for the resultant lots within 30 days of final plan recordation.
7. Applicant shall set the specified concrete monuments and lot markers or, as an alternative, submit financial security to guarantee their proper installation project prior to the release of the final plan for recording. Financial security and a fully executed Land Development Agreement shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of

documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- b. 1376 Campus Road – Phase 1B Final Land Development Plan (#24-16-FLDP): Proposal to develop approximately 39.49 acres of this multi-phase residential development with 280 multifamily units in 11 buildings along with a clubhouse. The site is zoned R-2 – Medium-Density Residential and will be served by public water and sewer.

Andy Miller of Catalyst Commercial Development presented the Phase 1B final plan to the Commission. 80% of mass grading east of the waterway is complete. Apartment building pads in Phase 1B are graded and the sewer pump station should be operational in March 2025. The roundabout and other Campus Road improvements are complete and road reopened. Stormwater management facilities and grading on the other side of the waterway will commence soon. On-site roadways are under construction and Ryan Homes is expected to begin construction of the first model home soon.

The scope of Phase 1B is consistent with the preliminary plan. 11 apartment buildings will be constructed on 2 lots with a clubhouse. There will be a single owner of both lots containing the apartment buildings. Building construction is modular compared to traditional stick-built construction. Mr. Miller has received both Township review letters and the LCPD comments. They are taking care of the final documents with the Township Solicitor.

The Commission discussed the two speed tables on Campus Road, one of which was removed by the contractor to accommodate a new street intersection with Campus Road. The Board of Supervisors recently authorized removal of the second speed table closest to the roundabout. Who is responsible for maintaining the landscaping in the center of the roundabout? A plan will be presented to the Township for discussion and feedback.

Mr. Miller noted that the Supervisors approved a park and rec fee credit in December 2022 for the internal walking trails made available to the public. Since Phase 1 was further divided into Phases 1A and 1B in addition to more trail length provided, they intend to approach the Board for a modification to the previous credit.

A motion was made by Gerald Cole and seconded by Delmar Oberholtzer to grant approval of the Final Land Development Plan for 1376 Campus Road – Phase 1B (the “Plan”) prepared by RGS Associates, Drawing No. 20204J19-001, dated August 9, 2024, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer’s review letter dated October 24, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated October 5, 2024.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. Applicant shall record the Planned Community Declaration and the Condominium Declaration prior to releasing the plan for recording.

5. Utility easements shown on the Phase 1A final plans shall be identified on the Phase 1B plan, as applicable.
6. Applicant shall pay \$473,677.00 as a fee-in-lieu of dedication of recreation land in accordance with §119-61 and as modified by the Mount Joy Township Board of Supervisors. The fee is due prior to releasing the plan for recording. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
7. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
8. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
9. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
10. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- c. 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

Landowner Paul Williams presented the proposed redevelopment project for his business. Mr. Williams discussed the long timeline for the project approvals, acknowledging delays but they are ready to construct the garage to store several street sweepers. Mr. McKinne asked about the cistern designed to take water from the building roof. It is part of the stormwater management design and the rainwater can be used by the streetsweeper trucks.

His main goal is to store the sweepers indoors to keep out of the elements, especially in winter. They wish to construct several of these smaller facilities in various locations throughout the region. Because of this strategy, the facility will not grow beyond what is demonstrated on the plans.

7 waivers were requested, though two did not come with a justification for the Commission to consider. A discussion took place regarding the waiver from providing a wetlands study. Mr. Craddock agreed that it can be waived since the property is asphalt and lawn with no hydric soils identified.

A motion was made by Michael McKinne and seconded by Rodney Boll to grant the following waivers:

- a) §119-32.B & §119-34.E(3)(c) – Wetlands Study

- b) §119-32.C(2) & .C(6) – Traffic Impact Study (contribution in-lieu recommended)
- c) §119-52.J(3)(a); §119-53.B(2) & §.C – Road frontage improvements (deferral recommended)
- d) §119-52.S(3)(d) – Driveway separation distance

All members present voted in favor of the motion.

7. New Business: NONE

8. Initial View:

- a. Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): Proposal to develop a 39.877-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. It will be served by public water and sewer facilities and is located in the R-2 – Medium-Density Residential District. A portion of the adjacent Werner property to the west will be subdivided and added to the subject property to enable the extension of Bradfield Drive to the terminal cul-de-sac at the western boundary.

Landowner Brandon Conrad from Vistablock was joined by Brent Good of ELA Associates to present the project. The previous application was withdrawn and a new version submitted as a preliminary plan. This version proposes to add several acres from the Werner property along the western boundary to extend Bradfield Drive through the development site.

211 townhouse units and 78 apartment units are proposed on 8 lots. Vistablock will be the singular owner of the entire project and will maintain common areas. A pool, clubhouse, 2 tot lots, and pathways are part of the development. They reiterated the 9 waivers approved by the Planning Commission during the recent sketch plan process. Stormwater management design in this preliminary plan stage has generated 6 additional waiver requests. Since the Township Engineer review is not ready yet, these will be considered at a later meeting.

The project will likely be phased but no decisions have been made about the number of phases and where the phase lines will be. Parking requirements are met and the 4' beauty strip along public streets is provided.

Public water is currently in Harrisburg Avenue and an EAWA pump station is located on the east side of the development site. They will extend the water lines into Bradfield Drive to loop the system. Public sewer will be pumped under the Amtrak line and up Route 230 to Ridge Run Road into the Schwanger Road pump station. Within the site, sewer will gravity feed from west to east to a new pump then into the public system. Approval has been received from Amtrak to cross under their right-of-way.

Steele Broderick, owner of 1525 Harrisburg Avenue is interested in hooking up into public sewer along with several other homeowners near him. Mr. Conrad said they have designed a line to run behind those existing homes. Mr. Oberholtzer asked if the homes on Ridge Run Road located within 150' of the new sewer line will be forced to connect to public sewer. Since that will be a force main, private laterals cannot tap into it like a collection line.

A discussion took place regarding stormwater management and some concerns from downstream property owners. Mr. Good stated that they cannot infiltrate due to karst geology in the area. Mr. McKinne asked if the new waivers are common with MRC facilities. Their stormwater engineer will be present at the next meeting to discuss the proposal after the Township Engineer's review is received.

A motion was made by Gerald Cole and seconded by Arlen Mummau to table discussion on this item to the November 25th meeting. All members present voted in favor of the motion.

9. Correspondence: NONE

10. Other Business:

- a. The proposed 2025 Meeting Schedule was presented to the Planning Commission.
- b. Mr. Evans introduced the Lancaster County Planning Department's Growth Area Recalibration for the Elizabethtown Urban Growth Area. The Commission came to a consensus that area #16 along Mount Pleasant Road should be removed from the proposed UGA expansion due to the roadway capacity constraints upon industrial development in that area.

Mr. McKinne requested that a representative of the Elizabethtown Area Water Authority present how capacity and allocation is managed with considerable growth on the horizon.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 25, 2024** beginning at 7:00 P.M.
12. A motion was made by Gerald Cole and seconded by Rodney Boll to adjourn the meeting at 8:47 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans
Zoning Officer