



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Zoning Hearing Board Wednesday, May 5, 2021 AGENDA

1. Call meeting to order at 7:00 P.M.
2. Meeting Attendance:
 - Thomas N. Campbell -
 - James E. Hershey -
 - Gregory R. Hitz, Sr. -
 - Robert F. Newton, Jr. [Alternate Member] -
3. Approve & ratify the minutes of the March 3, 2021 meeting
4. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
5. Procedural briefing by the Zoning Hearing Board Solicitor
6. Swearing in of all potential witnesses by Court Reporter
7. Zoning Case #210005:
 - a. Applicant/Landowner: Robert A. & Tracy L. Schaeffer
 - b. Property Location: 2125 Harrisburg Avenue, Mount Joy, PA 17552; Tax Parcel ID #461-03862-0-0000
 - c. Zoning District: R-3 – High Density Residential District
 - d. Variance Requests: [of the Mount Joy Township Zoning Ordinance of 2012, as amended]
 - (1) Chapter 135, Article XII, §135-115.F(1) to encroach upon the minimum side yard setback
 - (2) Chapter 135, Article XII, §135-116.B to encroach upon the minimum front yard setback for accessory structures
 - (3) Chapter 135, Article XII, §135-116.C to encroach upon the minimum side yard setback for accessory structures
 - (4) Chapter 135, Article XII, §135-116.D to encroach upon the minimum rear yard setback for accessory structures
 - (5) Chapter 135, Article XXIII, §135-317.B to encroach upon the minimum setback for swimming pools
 - (6) Chapter 135, Article XXIII, §135-320.A to permit creation of a flag lot
 - (7) Chapter 135, Article XXIII, §135-320.F(4) to reduce the required minimum width of the flag lot pole

The applicant desires to subdivide an existing residential lot into two parcels.

8. Zoning Case #210006:

- a. Applicant/Landowner: SERREH, LLC
- b. Property Location: 1113 & 1195 West Main Street, Mount Joy, PA 17552; Tax Parcel ID #461-91844-0-0000 & #461-82669-0-0000
- c. Zoning District: C-2, General Commercial District
- d. Variance Requests: [of the Mount Joy Township Zoning Ordinance of 2012, as amended]
 - (1) Chapter 135, Article XIV, §135-135.E(1)(a) to encroach upon the minimum front yard setback
 - (2) Chapter 135, Article XIV, §135-135.E(2) to encroach upon the minimum side yard setback
 - (3) Chapter 135, Article XIV, §135-135.F(2) to exceed the maximum impervious coverage
 - (4) Chapter 135, Article XXIII, §135-299.B(1) to encroach upon the required landscape strip
 - (5) Chapter 135, Article XXIII, §135-299.B(3) to modify the landscaping strip requirements
 - (6) Chapter 135, Article XXIII, §135-299.D(2)(a) to modify the interior parking lot landscaping requirements

The applicant desires to develop a 0.56-acre site currently consisting of two parcels into a medical office building.

9. Zoning Case #210007:

- a. Applicant/Landowner: Rheems Retail Center LLC
- b. Property Location: 2040 West Main Street, Mount Joy, PA 17552; Tax Parcel ID #461-02867-0-0000
- c. Zoning District: C-2, General Commercial District
- d. Variance Request: [of the Mount Joy Township Zoning Ordinance of 2012, as amended]
 - (1) Chapter 135, Article XIV, §135-135.F(2) to exceed the maximum impervious coverage

The applicant desires to add a drive-through lane to an existing convenience store.

10. Zoning Case #210008:

- a. Applicant/Landowner: Ketterline, Inc.
- b. Property Location: 261, 265, & 267 Ersa Drive, Elizabethtown, PA 17022; Tax Parcel ID #460-97553-0-0000, 460-97746-0-0000, & 460-97835-0-0000
- c. Zoning District: R-2, Medium Density Residential District
- d. Variance Requests: [of the Mount Joy Township Zoning Ordinance of 2012, as amended]
 - (1) Chapter 135, Article XXVI, §135-353.F(1) to further develop under the Village Design Option on a site less than 10 acres
 - (2) Chapter 135, Article XXVI, §135-353.G to modify the required mixture of uses

The applicant desires to replat three residential lots into four residential lots.

11. Next hearing will be held Wednesday, June 2, 2021, beginning at 7:00 P.M.

12. Adjournment