



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

Mount Joy Township Zoning Hearing Board

Wednesday, June 7, 2023

EASD Middle School Auditorium (600 E. High Street, Elizabethtown)

AGENDA

1. Call meeting to order at 6:00 P.M.
 2. Meeting Attendance:
 - James E. Hershey
 - Gregory R. Hitz, Sr.
 - Robert F. Newton, Jr.
 3. Approve & ratify the minutes of the May 3, 2023 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 #230003:
 - a. Applicant/Landowner: Elizabethtown Mount Joy Associates, L.P. (a.k.a. Elizabethtown Associates, Inc. and Elizabethtown Associates)
 - b. Property Location: Generally located at the northeast corner of the intersection of Cloverleaf Road and West Main Street, consisting of the following two tax parcels:
 - 1) A parcel fronting upon Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-00486-0-0000
 - 2) A parcel fronting upon W. Main Street and Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-82176-0-0000
 - c. Zoning District: C-1 – Limited Commercial District
 - d. Variance Requests:
 - 1) Chapter 135, Article XIII, §135-122 to permit a shopping center in the C-1 District
 - 2) Chapter 135, Article XIII, §135-122 to permit vehicular fuel pumps in the C-1 District
 - 3) Chapter 135, Article XXII, §135-256.A(1) to permit a shopping center in excess of 50,000 sf. in the C-1 District
 - 4) Chapter 135, Article XXII, §135-256.A(3) to permit vehicular fuel pumps in the C-1 District
- The applicant desires to develop the site as a retail shopping center.

8. Next special meeting for the continuation of Case #230006 (David E. Glick) will be held Tuesday, June 20, 2023, beginning at 6:00 P.M.
9. Next regularly scheduled meeting will be held Wednesday, July 5, 2023, beginning at 7:00 P.M.
10. Adjournment