



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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June 26, 2023

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PDC Northeast LPIV, LLC
2442 Dupont Drive
Irvine, CA 92612

Franklin B. Greiner, Jr.
1650 Steel Way
Mount Joy, PA 17552

Re: Proposed Warehouse Development – Zoning Hearing Board Decision
Property Located at 2843 Mount Pleasant Road
Tax Parcel Account #461-89922-0-0000
Case #230001

Dear Sir or Ms.:

The Mount Joy Township Zoning Hearing Board will hold a meeting to render a decision on the above-referenced application received by Mount Joy Township on December 7, 2022. All testimony and public comment were closed at the Thursday, April 27, 2023 hearing. Therefore, a special meeting is hereby scheduled for **Thursday, July 13, 2023 at 6:00 P.M., prevailing time, at The Young Center For Anabaptist Studies on the Elizabethtown College campus, One Alpha Drive, Elizabethtown, PA 17022 (GPS Address of the Young Center: 400 Campus Road, Elizabethtown, PA 17022).**

A summary of the application for ZHB Case #230001 is as follows:

- Applicant: PDC Northeast LPIV, LLC, 2442 Dupont Drive, Irvine, CA 92612
- Landowner: Franklin B. Greiner, Jr., 1650 Steel Way, Mount Joy, PA 17552
- Property Information: Tax Parcel ID #461-89922-0-0000, located at 2843 Mount Pleasant Road, Mount Joy, PA 17552 and within the LI, Light Industrial District
- Applicant is seeking approval of the following section of Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012, as amended: special exceptions pursuant to Article XVII, §135-163.B & §135-163.C to permit an industrial use on the subject property. The applicant desires to construct a 1,006,880-sf. warehouse and associated improvements.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looping initial "J".

Justin S. Evans, AICP
Township Manager/Zoning Officer
Mount Joy Township

Copy: PDC Northeast LPIV, LLC – First Class Mail
Franklin B. Greiner, Jr. – First Class Mail
J. Esch McCombie, Esq. – Email
Joe Peters, Panattoni Development Corporation – Email
Zoning Hearing Board – First Class Mail
Board of Supervisors – Email
Township Solicitor – Email
Township Engineer – Email
File