



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, July 26, 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.
 - Roni K. Clark [Alternate Member]
3. Approve & ratify the minutes of the June 7, 2023 and June 20, 2023 meetings
4. Procedural briefing by the Zoning Hearing Board Solicitor
5. Swearing in of all potential witnesses by Court Reporter
6. Render a decision on the following case:
 - Zoning Case #230006: [Hearings held May 3, 2023 and June 20, 2023]**
 - a. Applicant/Landowner: David E. Glick
 - b. Property Location: 2233 Cloverleaf Road, Elizabethtown, PA 17022; Tax Parcel ID #461-29803-0-0000
 - c. Zoning District: A – Agricultural District
 - d. Variance Request:
 - 1) Chapter 135, Article XXII, §135-212.A(1) regarding the minimum setback for a poultry barn to an existing dwelling unitThe applicant is operating a poultry facility within the required setback.
7. **Zoning Case #230003: [Hearing continued from June 7, 2023]**
 - 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 regularly scheduled meeting will be held Wednesday, September 6, 2023, beginning at 7:00 P.M.
9. Adjournment