



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, October 4, 2023 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 July 26, 2023; September 6, 2023; and September 13, 2023 meetings
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. Render a decision on the following case:
 - Zoning Case #230003: [Hearings held June 7, 2023 and July 26, 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: shopping center in the C-1 District
 - 2) Chapter 135, Article XIII, §135-122: vehicular fuel pumps in the C-1 District
 - 3) Chapter 135, Article XXII, §135-256.A(1): shopping center in excess of 50,000 sf. in the C-1 District
 - 4) Chapter 135, Article XXII, §135-256.A(3): vehicular fuel pumps in the C-1 District

8. Zoning Case #230012

- a. Applicant/Landowner: Vistablock Westmount, LLC
- b. Property Location:
 - 1) 1607 Harrisburg Avenue, Mount Joy, PA 17552; Tax Parcel ID #461-15182-0-0000
 - 2) Harrisburg Avenue, Mount Joy, PA 17552; Tax Parcel ID #461-95688-0-0000
- c. Zoning District: R-2 – Medium Density Residential District
- d. Appeal of Zoning Ordinance Determination / Variance Requests:
 - 1) Chapter 135, Article XXII, §135-262.D: townhouses prohibited on cul-de-sac or dead-end streets
 - 2) Chapter 135, Article XXII, §135-262.L: minimum lot width
- e. Variance Request:
 - 3) Chapter 135, Article XXII, §135-383.C(3): expiration of approvals

The applicant desires to construct townhomes and apartment units on the site.

9. Zoning Case #230013

- 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. Special Exception Requests:
 - 1) Chapter 135, Article XXIV, §135-333.C(9): dynamic display sign
 - 2) Chapter 135, Article XXIV, §135-334.E: sign within the street right-of-way
- e. Variance Requests:
 - 3) Chapter 135, Article XXIV, §135-333.C(9)(b): dynamic display sign within the front setback
 - 4) Chapter 135, Article XXIV, §135-333.C(9)(c): second dynamic display sign on the same property
 - 5) Chapter 135, Article XXIV, §135-334.H: freestanding sign above the maximum height

The applicant desires to construct a second dynamic display sign on the property.

10. Zoning Case #230014

- a. Applicant: 1376 Campus Road Associates, LLC
- b. Landowner: The Raymond H. Myer Testamentary Unified Credit Trust & The Estate of Elizabeth Myer
- c. Property Location: 1376 Campus Road, Elizabethtown, PA 17022; Tax Parcel ID #460-72608-0-0000
- d. Zoning District: R-2 – Medium Density Residential District
- e. Variance Requests:
 - 1) Chapter 135, Article XI, §135-105.B: minimum lot size
 - 2) Chapter 135, Article XI, §135-105.C: minimum lot width

The applicant desires to subdivide a non-building lot from the parent tract.

11. Zoning Case #230015

- a. Applicant/Landowner: Elizabethtown Mt Joy LLC
- b. Property Location: 2269 South Market Street, Elizabethtown, PA 17022; Tax Parcel ID #460-32729-0-0000 & #460-04088-0-0000
- c. Zoning District: C-2 – General Commercial District
- d. Special Exception Request:
 - 1) Chapter 135, Article XIV, §135-133.N: miniwarehouses

The applicant desires to develop a miniwarehouse facility on the site.

- 12. Next regularly scheduled meeting will be held Wednesday, November 1, 2023, beginning at 7:00 P.M.
- 13. Adjournment