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April 15, 2024

Justin S. Evans
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

VIA E-MAIL

Re: Mount Joy Township Zoning Hearing Board – Lancaster Portfolio I, LLC
Property located at 1444 Cloverleaf Road, Mount Joy, PA 17552

Dear Justin:

As you know, we represent Lancaster Portfolio I, LLC (the “Applicant”), the owner and developer of the property located at 1444 Cloverleaf Road in Mount Joy Township (the “Property”). There is a long history of approvals for the development of the Property, which bears recitation for purposes of putting the request set forth in this letter into context.

On October 3, 2002, the Applicant’s predecessor-in-title obtained special exception approval (the “2002 Approval”) from the Mount Joy Township Zoning Hearing Board (the “Board”) to construct mini-storage units in two phases on the Property (the “Project”). Ultimately, only Phase 1 of the Project, which consists of three buildings and 132 units, was completed.

In January 2021, the Applicant acquired the Property. Subsequently, by written decision dated June 9, 2021, the Applicant obtained special exception approval pursuant to Section 135-163.D of the Mount Joy Township Zoning Ordinance (the “Zoning Ordinance”) to reconfigure the remaining development in accordance with a new site plan (the “2021 Approval”). The 2021 Approval divided the second phase of the Project into two phases (i.e., Phases 2 & 3). Phase 2 included three buildings containing approximately 14,100 square feet of storage area and a total of 74 units. Phase 3 included four buildings containing approximately 20,000 square feet of and 144 units. In connection with the 2021 Approval, the Board granted Applicant a variance from Section 135-383.B(7) of the Zoning Ordinance to provide Applicant until June 9, 2024 to pull all permits related to the Project and until June 9, 2025 to complete construction. On August 4, 2021, the Board granted the Applicant a time extension to install a required landscaping buffer during Phase 3 of the development instead of during Phase 2.

Following the 2021 Approval, Applicant encountered numerous challenges in proceeding with the development because the Pennsylvania Department of Environmental Protection

(“DEP”) required closure of the Project’s existing Erosion and Sediment Pollution Control Permit (“E&S Permit”) as a condition for any future development approvals. The E&S Permit was initially obtained by Applicant’s predecessor in connection with the 2002 Approval.

During the E&S Permit closure process, Applicant began exploring alternative development plans for the remaining components of the Project. In connection therewith, on June 7, 2023, Applicant submitted an application to modify the 2021 Approval to accommodate the new proposed development scheme, which included the construction of five miniwarehouse buildings containing a total of 260 units in a single phase (the “Revised Site Plan”). A copy of the Revised Site Plan is enclosed herewith. The Applicant received approval of the modification, along with a variance from Section 135-165(A)(1) of the Zoning Ordinance to permit buildings that do not meet the minimum height requirement of 20 feet for principal buildings in the Light Industrial Zoning District.

At this time, Applicant is requesting an extension of the time to pull permits and to complete construction under all of the previously referenced approvals pursuant to Sections 135-383.B(7) and 135-383(c)(1)(3) of the Zoning Ordinance. Specifically, Applicant is requesting that the time to pull all permits be extended to June 9, 2025, and that the time to complete construction be extended to June 9, 2026. Though Applicant has made substantial progress in the past year in readying the plans for recording, to include receiving conditional final plan approval, Applicant does not anticipate recording the plans by June 9, 2024.

We ask that this request be placed on the Township Zoning Hearing Board’s June 5, 2024 hearing for consideration. Thank you for your anticipated cooperation.

Sincerely,

McNEES WALLACE & NURICK LLC

By



Claudia Shank

Attachments

cc: Pete McDaniel
David Bitner, PE
Claudia N. Shank, Esquire

ZONING/SITE DATA

TOTAL SITE ACREAGE	10.41 AC. (GROSS); 10.08 AC. (NET)	
EXISTING LAND USE:	MINIWAREHOUSE - 132 EXISTING UNITS	
PROPOSED LAND USE:	MINIWAREHOUSE - 260 UNITS (PROPOSED)	
ZONING DISTRICT:	LIGHT INDUSTRIAL	
WATER:	ON-LOT	
SEWER:	ON-LOT	
LOT AREA:	REQUIRED 1 AC. MIN.	PROPOSED 10.08 AC.
LOT WIDTH:	150 FT. MIN.	423 FT.
LOT DEPTH:	125 FT. MIN.	723 FT.
FRONT YARD:	40 FT. MIN.	40 FT.
REAR YARD:	30 FT. MIN.	30 FT.
SIDE YARD:	15 FT. MIN.	15 FT.
BUILDING HEIGHT:	20 FT. MIN., 35 FT. MAX.	35 FT. MAX.
BUILDING AREA:	8,000 SF MAX. (EACH)	±20,500 SF. MAX.
BUILDING COVERAGE	REQUIRED 60% MAX.	EXISTING 5.6%
IMPERVIOUS COVERAGE	70% MAX.	PROPOSED 22.17%
PARKING CALCULATION:	1 PARKING SPACE PER 25 UNITS, PLUS 1 SPACE PER 250 SF OF OFFICE AREA	
	132 EXISTING UNITS / 25 = 6 SPACES	
	260 PROPOSED UNITS / 25 = 11 SPACES	
	TOTAL SPACES REQUIRED = 17	
	TOTAL SPACES PROVIDED: 18	

SPECIAL EXCEPTION REQUEST

A SPECIAL EXCEPTION PURSUANT TO SECTION 135-245 IS SUBMITTED TO PERMIT THE EXPANSION OF THE MINIWAREHOUSE USE

VARIANCE REQUEST

THE FOLLOWING VARIANCE OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE IS REQUESTED:

- SECTION 135-245.F - EACH STRUCTURE SHALL NOT EXCEED 8,000 SQUARE FEET IN SIZE.

OWNER

LANCASTER PORTFOLIO, LLC
239 E. MARKET ST., SUITE 101
WEST CHESTER, PA 19382

SITE ADDRESS

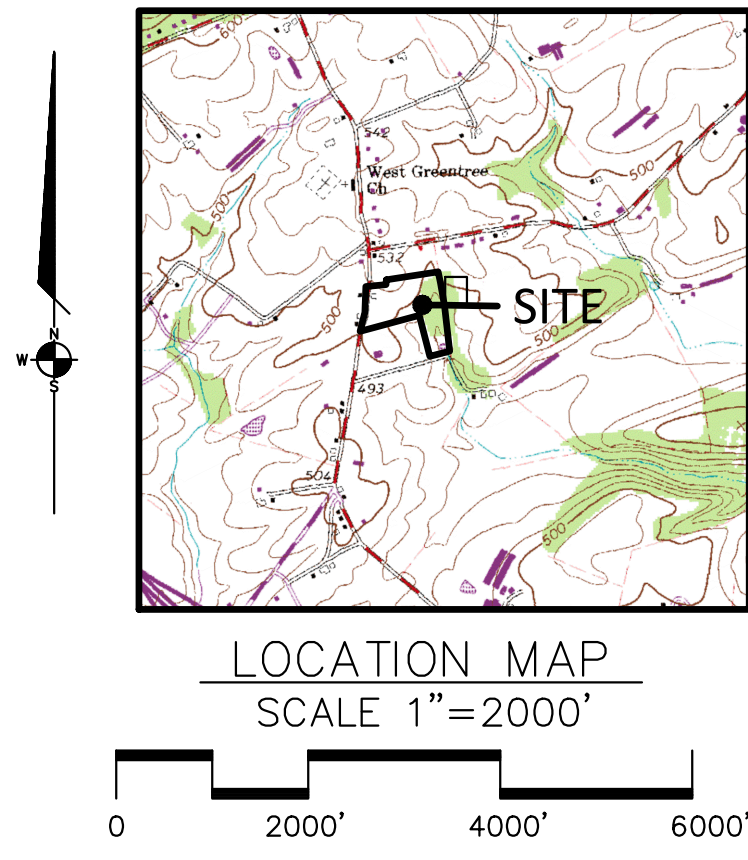
1444 CLOVERLEAF ROAD
MOUNT JOY, PA 17552

SOURCE OF TITLE

LOT 1	
DOCUMENT ID	5971230
TAX ACCOUNT	461-40563-0-0000
SUBDIVISION PLAN	J-048-019
SUBDIVISION PLAN	J-068-050
SUBDIVISION PLAN	J-218-087

NOTES :

- THE BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY EXECUTED BY TRIMBLE SURVEYORS, LLC PERFORMED FROM JANUARY 25 THROUGH FEBRUARY, 2021.
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEED OR DEEDS OF RECORDS AND WITHOUT THE BENEFIT OF A TITLE SEARCH.
- SITE BENCHMARK: MAG NAIL IN BITUMINOUS PARKING-LOT NEAR UTILITY POLE WITH METER.ELEVATION = 514.28; DATUM: NAVD 1988
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD83) STATE PLANE COORDINATES (SOUTH ZONE) ESTABLISHED BY GPS STATIC SESSION AND SUBMITTED TO NGS OPUS SOLUTION.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, PA ONE CALL UTILITY MARKINGS AND THE BEST AVAILABLE PLAN INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR BLASTING. TRIMBLE SURVEYORS LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF THE UTILITIES ADMITTED OR INACCURATELY SHOWN.



NO.	DATE	REVISION

MANAGER: DAVID BITNER, PE	CHKD BY: DWB	DATE: 6/7/23
DESIGN BY: DWB	CHKD BY: DWB	
DRAWN BY: DWB		
SURV. CHIEF: TRIMBLE		

CLIENT	HEARTHIRE HOLDINGS
	239 E. MARKET STREET, SUITE 102
	WEST CHESTER, PA 19382
	717-884-4657

TITLE	BITNER ENGINEERING, LLC
	711 SPEEDWELL FORGE ROAD
	LITZ, PA. 17543
	717-368-1169

TITLE	ZONING PLAN FOR GREENTREE SELF STORAGE EXISTING CONDITIONS PLAN
	LANCASTER COUNTY, PA
	MOUNT JOY TOWNSHIP
SHEET NO.	1 OF 3
JOB NO.	2023108-001



<p>TITLE</p> <p>ZONING PLAN FOR GREENTREE SELF STORAGE LAYOUT PLAN</p> <p>MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA</p>		<p>CLIENT</p> <p>HEARTFIRE HOLDINGS 239 E. MARKET STREET, SUITE 102 WEST CHESTER, PA 19382 717-884-4687</p>		<p>MANAGER: DAVID BITNER, PE</p> <p>DESIGN BY: DMB</p> <p>DRAWN BY: DMB</p> <p>SURV. CHIEF: TRIMBLE</p>		<p>CHKD BY:</p> <p>CHKD BY:</p> <p>DATE: 6/7/23</p>	
<p>SHEET NO. 2 OF 3</p> <p>JOB NO. 2023108-001</p>		<p>SCALE</p> <p>1" = 50'</p> <p>0' 25' 50' 100' 150'</p>		<p>NO. DATE</p> <p>REVISION</p>			



ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION

3 EXISTING EVERGREEN TREES TO REMAIN

EXISTING 12" DECIDUOUS TREE TO REMAIN

LANDSCAPE ISLANDS TO INCLUDE A MIX OF LOW-GROWING EVERGREEN SHRUBS AND GROUNDCOVER

LIMIT OF PROPOSED LANDSCAPE STRIP & RESIDENTIAL BUFFER

EXISTING VEGETATION TO REMAIN.

28,085 S.F. LANDSCAPE STRIP EXISTING VEGETATION WITHIN THE REQUIRED 15' LANDSCAPE STRIP SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION ACTIVITIES. TO UTILIZE EXISTING VEGETATION TO MEET THE REQUIREMENTS FOR THE REQUIRED RESIDENTIAL BUFFER STRIP

EXISTING VEGETATION TO REMAIN.

LANDSCAPE BUFFER AND SCREENING NOTES

- 1 SHADE/ORNAMENTAL TREE PER 750 SF OF REQ. LANDSCAPE STRIP
- 20,920 SF OF LANDSCAPE STRIP/750 = 28 TREES
- 29 TREES PROVIDED

NO FEWER THAN 60% OF BUFFER TREES PLANTED SHALL BE EVERGREEN

- TOTAL TREES: 29
- SHADE/ORNAMENTAL TREES: 6
- EVERGREEN TREES: 23
- 23/29 = 79%

PARKING LOT INTERIOR LANDSCAPING NOTES

5% OF PARKING LOT IS TO BE INTERIOR LANDSCAPED ISLANDS

- 20,588 SF PARKING AREA X 5% = 1,030 SF REQ.
- 1,435 SF PROVIDED (79%)

- 1 INTERIOR TREE PER 300 SF OF REQUIRED INTERIOR LANDSCAPED AREA
- 1,030 SF / 300 SF = 4 TREES
- 4 TREES PROVIDED

LEGEND

- [Symbol] PARKING LOT AREA
- [Symbol] INTERIOR LANDSCAPING
- [Symbol] DECIDUOUS PARKING LOT TREE
- [Symbol] DECIDUOUS SHADE TREE
- [Symbol] DECIDUOUS ORNAMENTAL TREE
- [Symbol] EVERGREEN TREE
- [Symbol] EVERGREEN SHRUB

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SCALE
 1" = 50'
 0' 25' 50' 100' 150'

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 LITITZ, PA. 17543
 717-368-1169

TITLE

ZONING PLAN FOR

GREENTREE SELF STORAGE

LANDSCAPE PLAN
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PA

SHEET NO. 3 OF 3
 JOB NO. 2023108-001