

RECEIVED

May 06 2024

MOUNT JOY TOWNSHIP

ZHB Case # 240007

Mount Joy Township

8853 Elizabethtown Rd
Elizabethtown, PA 17022

Phone: (717)367-8917 - Fax: (717)367-9208

Zoning Hearing Board Application

1. Applicant Information

Name: General RV Center

Address: 25000 Assembly Park Drive City/State/Zip: Wixom, MI 48393

Phone: 248-349-0900 Fax: _____

E-mail: jbalice@GeneralRv.com

2. Landowner Information (if different from the Applicant)

Name: PA Merts, LLC

Address: 25000 Assembly Park Drive City/State/Zip: Wixom, MI 48393

Phone: 248-662-9920 xt7075 Fax: _____

E-mail: rstclair@generalrv.com

3. Property Information

Property Address: 187 Merts Drive

City/State/Zip: Elizabethtown, PA 17022

Existing Use: _____ Proposed Use: _____

Total Property Area (Sq. Ft. or Acres): _____

FOR TOWNSHIP USE ONLY

Date Application Received: May 6, 2024

Date Application to be heard: June 5, 2024

Tax Parcel #: 460-78421-0-0000

Zoning District: Mixed Use (MU)

Application Denied/Approved: _____

4. Request for Special Exception

Section(s) of Zoning Ordinance for which a Special Exception is requested:

Provide an explanation of your proposal, particularly, why you need a special exception and for what type of use the special exception is being requested for:

This site is suitable for a Special Exception Use because:

How will the request affect adjacent properties? (Dust, noise, fumes, odors, glare, increased traffic, character of the neighborhood etc.):

5. Expansion of Special Exception Uses

Are there any existing nonconformities on the lot, if so list them:

Existing and proposed square footage of the structure:

Percentage of Expansion:

Existing front, side and rear yard setbacks:

Proposed front, side and rear yard setbacks:

6. Request for a Variance

Section(s) of the Zoning Ordinance for which a Variance is requested:

Section 135-333.C.(3)(a) and Section 135-334.H.

- 1) Requesting relief for 264 square feet of sign area. Code allows 50 square feet
- 2) Requesting relief for 50 foot overall height. Code allows 20 foot overall height.

Why do you need a variance and what is your proposed alternative from the requirements of the Township Zoning Ordinance?

A code compliant 50 square foot sign installed with 20 foot overall height will not be adequate to communicate effectively to high-speed traffic on State Route 283. General RV respectfully requests that the area of the sign be allowed to be increased to 264 square feet and the overall height increased to 50 feet to communicate effectively to traffic before they need to exit the freeway. This sign size will meet proven standards and will match corporate branding standards at other locations with freeway traffic.

Please note that Section 135-333.C(3)(a) permits a second freestanding sign along a frontage for a "vehicular sales facility that contains sales of new vehicles by two or more separate corporations", which General RV does.

What physical characteristics of the property prevent it from being used for any of the permitted uses in your zoning district? (Topography, size and shape of lot, environmental constraints, etc.):"

The property is on a limited access freeway with no direct access to General RV. The traffic speed and distances needed to see the sign and read its content make a smaller sign ineffective.

Explain how the requirements of the Zoning Ordinance would result in difficulties or undue hardships in the use of your property, buildings and/or structures:

General RV locations are chosen carefully to be seen and accessed from expressways because expressway traffic is our core business. A 50 square foot pylon sign installed at 20 foot overall height would not be appropriately sized for the size of the General RV development. Our objective is to identify the property with an appropriately scaled sign that allows traffic to safely exit the high-speed expressway. 50 square feet may be adequate for an entrance drive to a property from a slower roadway, but it is too small for high-speed traffic on a limited access expressway.

Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

Granting the requested variance will not be a detriment, but will be complementary to the neighboring businesses and beneficial to their business. General RV's success will also be a benefit to the public by helping to boost the local economy with the additional tax base that is brought in.

The intent of the Zoning Ordinance will not be impaired because the limitations appear to be geared toward signage that is placed along smaller roadways.

7. Certification

I/we, the undersigned, do hereby certify that:

1. The information submitted here in is true and correct to the best of my/our knowledge and upon submittal becomes public record.
2. Fees are not refundable, and payment does not guarantee approval of the Zoning Hearing Board Application.
3. All additional required written graphic materials are attached to this application



Applicant Signature

04/29/24

Date Signed

ROBERT BAIDAS

Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)

GENERAL

RV CENTER

General RV
187 Merts Drive,
Elizabethtown, PA
May 1, 2024

Allen Industries

YOUR BRAND AT ITS BEST™

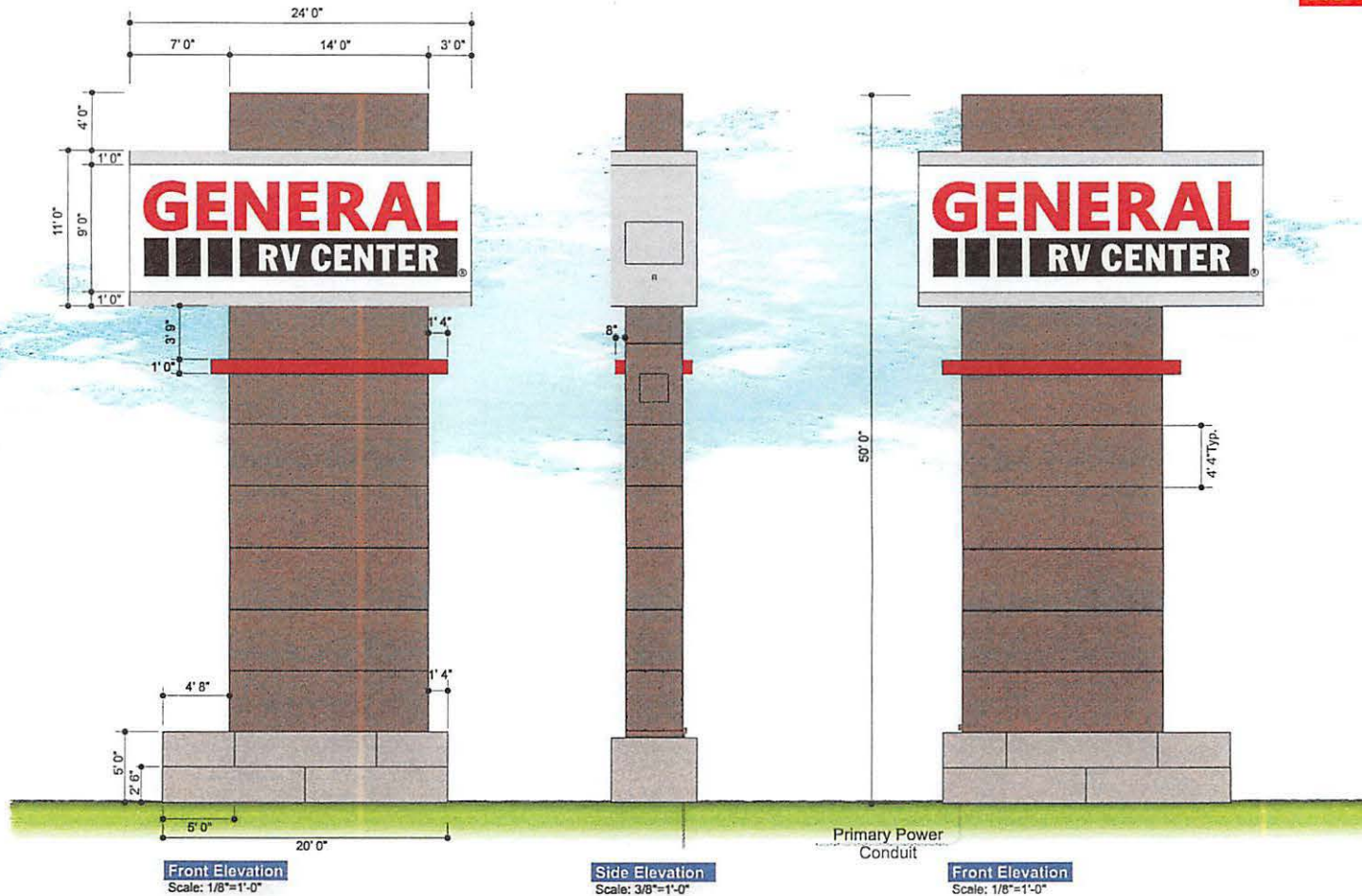
1-800-967-2553
www.allenindustries.com

Date:	Estimate #:	Job #:	Page #:
03/28/23	E7392	J0005261	of 9

Customer Approval / Signature

Signature: _____ Date: _____

N01 New D/F Lighted Pylon
With new foundation



- Vinyl Specifications**
- 3M 3630-53 Red
 - 3M 7725-12 Black
- Paint Specifications**
- PMS 187 C red
 - PMS 5C Warm Gray
 - PMS 410C
- All paint finishes to be Satin unless otherwise specified

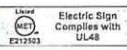
Front Elevation
Scale: 1/8"=1'-0"

Side Elevation
Scale: 3/8"=1'-0"

Front Elevation
Scale: 1/8"=1'-0"

General Specifications

- Middle Shroud build in 2 pieces for shipping
- Shroud panels to be laid out as shown, bent edges at all joints
- Flex faces



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 606 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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Client:
General RV
Address:
187 Merts Drive,
Elizabethtown, PA

Date:	Estimate #:	Job #:	Page #:	#	Date	Description
03/28/23	E7392	J0005261	4 of 9	1	03/08/24	added street view photos
File Name:						
GRV-J0005261_Elizabethtown, Pa_302						
Sales:	Design:	PM:		2	05/01/24	changed sign locations
DB	SK	SS		3	-	-
				4	-	-
				5	-	-
				6	-	-

Initial	Client Review Status
SK	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
SK	-
-	-
-	Client Signature:
-	Approval Date:

SULLAWAY ENGINEERING Page 3 of 7

PROJECT: GENERAL RV DATE: 6/26/2023
 PROJ. NO.: 40921-1 ENGINEER: PRC
 CLIENT: ALLEN INDUSTRIES, INC.

V5.5 units: pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F = q_z \cdot G \cdot C_f \cdot A_r$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.800$ (Fig. 29.3-1) max. height = 50.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 26.8-1 Exposure = c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight = 8.426 kips
 $s/h = 0.220$ $M_{DL} = 0.04$ k-ft (See Page#5)
 $B/s = 2.18$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_r	shear	Wind Moment M_w
	1	2.50	0.85	24.46	37.43	100.00	3743	9356
	2	10.00	0.85	24.46	37.43	140.00	5240	52395
	3	17.50	0.88	25.21	38.57	70.00	2700	47248
	4	21.50	0.91	26.27	40.19	42.00	1688	36292
	5	24.00	0.93	26.87	41.11	28.00	1151	27623
	6	27.50	0.96	27.65	42.30	70.00	2961	81435
	7	30.13	0.98	28.20	43.15	3.50	151	4550
	8	30.75	0.98	28.34	43.36	16.58	719	22111
	9	33.13	1.00	28.75	43.99	52.50	2310	76509
	10	37.50	1.03	29.51	45.16	120.00	5419	203206
	11	43.00	1.06	30.39	46.50	144.00	6695	287899
	12	48.00	1.08	31.11	47.60	56.00	2665	127938
			sums:		842.58	35442	976.56	(M_w) k-ft arm = 27.6
							976.56	k-ft $M = \text{sqrt}(M_{DL}^2 + M_w^2)$
			$P_u =$		10.11	kip		
			$M_u = \text{sqrt}(1.2M_{DL}^2 + 1.0M_w^2) =$		976.56	k-ft		

Pole Design section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$ $f_y = 42$ ksi $\phi = 0.9$

H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	976.56	310.02	30	0.375	329.1	30X0.500" Round HSS, $\phi M_n = 1217.97$ k-ft
splice at 23 ft	323.63	102.7	18	0.375	116.5	18X0.500" Round HSS, $\phi M_n = 450$ k-ft

PROJECT: GENERAL RV Page 4 of 7 DATE: 6/26/23
 PROJ. NO.: 40921-1 ENGINEER: PRC
 CLIENT: ALLEN INDUSTRIES, INC.

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Longitudue Direction

applied shear at grade $v = 22.151$ kip unfactored load **35.442** k (factored)
 applied moment at grade $m = 610.35$ kip-ft unfactored load **976.56** k-ft (factored)
 depth of soil above footing $h_s = 0.00$ ft
 allowable soil bearing $p = 2.000$ ksf
 30" pipe weight = (23ft)*(157lb/ft) = 3.611k k
 18" pipe weight = (27ft)*(93.45lb/ft) = 2.523k
 Signage Weight $w = 8.426k + 3.611k + 2.523k = 14.56$ k

Spread Footing Design

moment $m = 732.18$ k-ft
 Footing size (ft) $b = 24.50$ $L = 13.00$ $h = 5.50$ $S = 690.2$
 Footing Weight = 262.8 k See Above, $w = 14.560$ k soil 0.00 total = 277.32
 Overturing; $M_c = 1802.60$ $M_c > 1.5M$ 2.462 ok
 soil pressure; $\max = 1.955$ ksf ok
 forces on concrete pad; $V = 223.13$ k $V_r = 357.00$ k (=1.6V)
 $M = 725.16$ k-ft $M_r = 1160.26$ k-ft

Check Slab;

$\phi = 0.9$ $f_y = 60$ ksi $f_c = 2.5$ ksi 150 lbs/ft3
 Flexure $A_s = 4.400$ $d = 62.0$ in
 $\phi M_n = \phi A_s f_y (d - a/2) = 14681$ k-in = 1223.4 k-ft $M_u < \phi M_n$ ok
 $a = A_s f_y / 0.85 f_c b = 0.423$ in
Check minimum $A_{smin} = 3 \text{sqrt}(f_c) b d / f_y = 45.57$ 200bd/fy = 60.76 or 1.333A_s = 5.87 in²
 ACI 10.3.1
 short direction $\gamma_s = 2 / (\beta + 1) = 0.8$ with $\beta = 1.5$ short direction; $\gamma A_s = 4.69$ in²
Use #6@12" each direction

Shear; $\phi V_n = \phi 2 \text{sqrt}(f_c) b d$ $\phi V_c = 1367.1$ $\phi = 0.75$ $V_u < \phi V_n$ ok

Top Slab

Assume half of footing is in uplift
 weight = 131.38 kip arm = 3.25 ft
 $M = 426.99$ k-ft $M_r = 512.39$ k-ft
 Flexure $A_s = 3.000$
 $\phi M_n = \phi A_s f_y (d - a/2) = 10000$ k-in = 833.3 k-ft $M_u < \phi M_n$ ok
 $a = A_s f_y / 0.85 f_c b = 0.543$ in
Check minimum $A_{smin} = 2 \text{sqrt}(f_c) b d / f_y = 24.18$ 200bd/fy = 32.24 or 1.333A_s = 4 in²
 short direction $\gamma_s = 2 / (\beta + 1) = 0.8$ with $\beta = 1.5$ short direction; $\gamma A_s = 3.20$ in²
Use #6@12" each direction



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 Address: 187 Merts Drive, Elizabethtown, PA

Date:	Estimate #:	Job #:	Page #:	#	Date	Description
03/26/23	E7392	J0005261	6 of 9	1	03/06/24	added street view photos
File Name:	GRV-J0005261_Elizabethtown, Pa_302					
Sales:	Design:	PM:				
DB	SK	SS				

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 PROJ. NO.: 40921-1
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DATE: 6/26/2023
 ENGINEER: PRC

units; pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 8.426 kips

F_y= 42 ksi φ= 0.9 E= 29,000 ksi

H M_u(k-ft) Size(in) t (in) Z S
 at grade 976.56 310.02 30 0.465 406 314

r= 10.44

A= 43.15

h (L) = 50

F_{cr}= 19.18 for KL/r < sqrt(E/F_y)

F_{cr}= 19.67 for KL/r > sqrt(E/F_y)

use F_{cr}= 19.18

0.07 E/F_y= 48

0.31 E/F_y= 214

4.71sqrt(E/F_y)= 125.9

for DL < 0.07 E/F_y section is compact

for DL < 0.31 E/F_y section is non-compact

Section is **non-compact**

P_n=F_{cr}A_g= 827.5 k

P_e=φP_n= 744.7 k

M_n=(0.021E/(D/t) + F_y)S= 1353.3 k (non-compact)

(F8-2)

M_n=F_yZ= 1419.8 k-ft (compact)

M_n=F_{cr}S= 501.4 k-ft (slender - slender sections NOT USED)

use M_n= 1353.3 k-ft

P_u/φP_n= 0.0263

M_e=φM_n= 1217.97 k-ft

M_u/φM_n= 0.80179

P_u/P_e= 0.0263

AISC Chap. H1

P_u/2P_e= 0.0131

P_u/P_e + 8/9 * M_u/M_e= 0.739

For P_u/P_e < 0.2; P_u/2P_e + M_u/M_e= 0.815

use 0.81

v1.1

units; pounds, feet unless noted otherwise

Check HSS18X.500 for torsion and combined forces

(AISC 14 H3)

Wind pressure = P = 47.60 psf (See Page #3)
 Trib. Area = A = 520.91 ft² (From Autocad)
 Wind Load = WL = 24.795 k (P*A)
 arm1 = 57.60 in (0.2*(24'-0"))

Tr = 1428.21 k-in (WL*arm1)

F_{cr} = 87.075 ksi (eq'n. H3-2a)

or

F_{cr} = 72.247 ksi (eq'n. H3-2b)

but not greater than:

0.6 F_y = 25.2 ksi

φT_n = φ F_{cr} C = 4967 k-in OK

Mr/Mc + (Tr/Tc)² = 0.80 < 1 OK

(eq'n. H3-6)

(See Page#3 for Mr & AISC Manual for Mc)

F_y = 42 ksi

D = 18 in

t = 0.465 in

E = 29000 ksi

L = 324.00 in

C = 219.00 in³

φ = 0.9

units; pounds, feet unless noted otherwise

Check HSS30X.500 for torsion and combined forces

(AISC 14 H3)

Trib. Area = A = 842.58 ft² (See Page #3)
 Wind Load = WL = 35.442 k (See Page #3)
 arm1 = 57.60 in (0.2*(24'-0"))
 DL = 8.4258 kips (10psf*A)
 Unfactored MDL = 0.485 k-in (DL*arm)
 0.040 k-ft (Governs)

Tr = 2041.43 k-in (WL*arm)

F_{cr} = 64.317 ksi (eq'n. H3-2a)

or

F_{cr} = 33.577 ksi (eq'n. H3-2b)

but not greater than:

0.6 F_y = 25.2 ksi

φT_n = φ F_{cr} C = 14451 k-in OK

Mr/Mc + (Tr/Tc)² = 0.830 < 1 OK

(eq'n. H3-6)

(See Page#4 for Mr/Mc)

F_y = 42 ksi

D = 30 in

t = 0.465 in

E = 29000 ksi

L = 276.00 in

C = 637.16 in³

φ = 0.9



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03/28/23	E7392	J0005261	7 of 9	1	03/08/24	added street view photos
				2	05/01/24	changed sign locations
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Sales:						
DB	Design:	PM:		4		
	SK	SS		5		
				6		

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SK	
	Client Signature:
	Approval Date:



Exterior View 1



Exterior View 2



Exterior View 3









MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

May 9, 2024

Certified Mail # 9407 1118 9876 5465 5509 04

PA Merts, LLC
25000 Assembly Park Drive
Wixom, MI 48393

Re: Proposed Freestanding Sign
Property Located at 187 Merts Drive, Elizabethtown, PA 17022
Tax Parcel Account #460-78421-0-0000
Case #240007

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on May 6, 2024. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, June 5, 2024** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You provided an information packet with the application containing a site plan, graphics, and other technical details regarding the proposed freestanding sign which will be provided to the Zoning Hearing Board. Additionally, a street view image of the subject property's frontage along Route 283 is attached to this letter and will also be provided to the Board.
- The subject property consists of 43.91 acres and is zoned MU – Mixed Use District. It contains the General RV Center recreational vehicle sales and service facility.
- A second freestanding sign is proposed to be erected along the property's Route 283 frontage, approximately 1,500' from the existing freestanding sign on the site. Section 135-333.C(3)(a) permits two freestanding business signs along a single road frontage for a "vehicular sales facility that contains the sales of new vehicles by two or more separate corporations". Credible evidence and/or testimony should be provided at the hearing to prove that General RV Center meets this criterion for a second freestanding business sign.
- The applicant is seeking and has requested approval of the proposed project via Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012. The following variances have been requested pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XXIV, §135-333.C(3)(a) – 50 sf. maximum area & 20' maximum height of a freestanding business sign
 - (2) Chapter 135, Article XXIV, §135-334.H – 20' maximum height of a freestanding sign

General criteria for variances are found in §135-383.C of the Zoning Ordinance. I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. You may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board. Additionally, you should be prepared to testify specifically to the general criteria for variances as set forth in §135-383.C.

In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

1. Applicant shall comply with all other provisions contained in Chapter 135 of the Code of Ordinances of the Township of Mount Joy for which relief has not been requested or granted.
2. Applicant shall apply for and gain permit approvals for the proposed new sign and proposed relocated sign.
3. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Mount Joy Township Zoning Hearing Board at the hearing held on June 5, 2024 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.

The Township reserves its right to revise, amend and/or extend the aforementioned list of recommended conditions of approval based upon the testimony presented at the hearing. Please note that these conditions are a recommendation from the Township. If the Mount Joy Township Zoning Hearing Board approves the application, they may change or add conditions if they determine such actions are appropriate based on the testimony and evidence presented and submitted at the hearing.

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

Sincerely,



Justin S. Evans, AICP
Zoning Officer
Mount Joy Township

Copy: PA Merts, LLC – First Class Mail
Allen Industries – via email
MJT Zoning Hearing Board
File

Enclosures

Elizabethtown, Pennsylvania

Google Street View

Jan 2024 [See more dates](#)



Image capture: Jan 2024 © 2024 Google

