



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Mount Joy Township Zoning Hearing Board Wednesday, June 5, 2024 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 May 1, 2024 meeting
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. Old Business
 - a. Request for Extension of Time of Prior Approval – Case #230007: Lancaster Portfolio I, LLC (1444 Cloverleaf Road, Mount Joy). Approvals expire on June 9, 2024.
7. Zoning Case #240006
 - a. Applicant/Landowners: Bailey Family Limited Partnership & Michael Jon Bailey
 - b. Property Location:
 - 1) 1501 Mill Road, Elizabethtown, PA 17022; Tax Parcel ID #460-33237-0-0000
 - 2) 1563 Mill Road, Elizabethtown, PA 17022; Tax Parcel ID #460-22479-0-0000
 - 3) Mill Road, Elizabethtown, PA 17022; Tax Parcel ID #460-05534-0-0000
 - c. Zoning District: R – Rural District, R-2 – Medium-Density Residential District, and R-3 – High-Density Residential District
 - d. Variance Request:
 - 1) Chapter 135, Article XXII, §135-246.H – 50' setback; 25' landscape strip and screen

The applicant desires to re-subdivide three tax parcels into three parcels with different perimeter boundaries.

8. Zoning Case #240007

a. Applicant: General RV Center

b. Landowner: PA Merts, LLC

b. Property Location: 187 Merts Drive, Elizabethtown, PA 17022; Tax Parcel ID #460-78421-0-0000

c. Zoning District: MU – Mixed Use District

d. Variance Requests:

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

The applicant desires to erect a freestanding business sign along the property's Route 283 frontage.

9. Next regularly scheduled meeting will be held Wednesday, July 3, 2024 beginning at 6:00 P.M.

10. Adjournment