



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
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June 21, 2024

Certified Mail # 9407 1118 9876 5467 2069 77

Elizabethtown Mount Joy Associates, L.P.
1000 Germantown Pike, A-2
Plymouth Meeting, PA 19462

Re: Proposed Shopping Center
Property Located at the Northeast Corner of Route 230 and Cloverleaf Road
Tax Parcel Account 461-82176-0-0000 & #461-00486-0-0000
Case #240008

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on June 21, 2024. The hearing for the application is scheduled for **6:00 P.M. on Tuesday, July 30, 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 a thorough application package site plan containing a site plan, lighting plan, landscaping plan, and other materials that convey the nature and location of the development proposal. The entire application package containing these exhibits are being provided to the Board.
- The subject property consists of two tax parcels totaling approximately 22.12 acres and is located in the C-2 – General Commercial District. The unimproved site is located at the northeast corner of Route 230 (South Main Street) and Cloverleaf Road.
- The application proposes to develop a retail shopping center consisting of six buildings containing 111,350 sf. of floor space as well as vehicular fueling pumps.
- 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 special exception requests have been made pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XIV, §135-133.G – vehicular fueling station accessory to a convenience store
 - (2) Chapter 135, Article XIV, §135-133.L – shopping center in excess of 10,000 sf.

General criteria for special exceptions are found in §135-383.B of the Zoning Ordinance. The application package contemplates both the general criteria and the specific criteria for the proposed uses.

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

Elizabethtown Mount Joy Associates, L.P.
MJTZHB File #240008
June 21, 2024
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Sincerely,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looping initial "J".

Justin S. Evans, AICP
Zoning Officer
Mount Joy Township

Copy: Elizabethtown Mount Joy Associates – First Class Mail
Craig R. Lewis, Esq. – via email
MJT Zoning Hearing Board
File

Enclosures