



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

[www.mtjoytwp.org](http://www.mtjoytwp.org)

## Mount Joy Township Zoning Hearing Board Wednesday, December 10, 2025 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 November 5, 2025 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. Zoning Case #250018
  - a. Applicant/Landowner: Benjamin Lauver
  - b. Property Location: 2422 Cloverleaf Road, Elizabethtown, PA 17022, Tax Parcel ID #461-29809-0-0000
  - c. Zoning District: (A) Agricultural District
  - d. Special Exception Request: Chapter 135, Article IX, §135-83.F – echo housing
  - e. Variance Request: Chapter 135, Article XXII, §135-225.C – detached unit on a property smaller than two acres

The applicant is requesting to place a detached manufactured echo housing unit on a 0.86-acre lot.
7. Zoning Case #250019
  - a. Applicant: Etown IRE Associates
  - b. Landowner: Pennsylvania CVS Pharmacy LLC
  - c. Property Location: 1551 S. Market Street, Elizabethtown, PA 17022, Tax Parcel ID #460-63001-0-0000
  - d. Zoning District: (C-2) General Commercial District
  - e. Variance Request: Chapter 135, Article XIV, §135-135.F(2) – maximum impervious coverage

The applicant seeks to subdivide a lot from the parent tract, increasing the existing impervious coverage non-conformity.

8. Next regularly scheduled meeting is Wednesday, January 7, 2026 beginning at 6:00 P.M.
9. Adjournment