



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, April 1, 2026

- 1) Chairman Gregory R. Hitz Sr. called the meeting to order at 6:00 P.M. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
- 2) Meeting Attendance
 - Members Present: Gregory R. Hitz Sr., Robert F. Newton Jr., & Roni K. Clark
 - Members Absent: James E. Hershey
 - Township Representatives: Patricia Bailey, Assistant Zoning Officer & Matt Mandia, Township Manager
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to approve the minutes of the March 4, 2026 meeting. All members present voted in favor of the motion.
- 4) Ms. Bailey confirmed that the public notice was published in the Thursday, March 12, 2026 and Thursday, March 19, 2026 editions of the LNP. The property was posted on Thursday, March 19, 2026.
- 5) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 6) Zoning Case #260006
 - a. Applicant: LNC Outdoor LLC
 - b. Landowner: LK Storage LLC
 - c. Property Location: 1795 Sheaffer Road, Elizabethtown, PA 17022, Tax Parcel ID #460-84064-0-0000
 - d. Zoning District: (MU) Mixed Use
 - e. Special Exception Requests:
 - (1) Chapter 135, Article XXIV, §135-333.C(8) – erection of a billboard
 - (2) Chapter 135, Article XXIV, §135-333.C(9) – erection of a dynamic display sign
 - f. Variance Requests:
 - (3) Chapter 135, Article XXIV, §135-333.C(8)(a) – billboard size
 - (4) Chapter 135, Article XXIV, §135-333.C(8)(g) – billboard height
 - (5) Chapter 135, Article XXIV, §135-333.C(8)(h) – billboard setback
 - (6) Chapter 135, Article XXIV, §135-333.C(9)(i) – dynamic display sign conformance with billboard requirements

Solicitor Henry noted the application references Section 135-133 for the various requests, though the Zoning Officer advertised the correct Section 135-333 references. Attorney Jill Nagy of Summers Nagy Law Offices requested to amend the application to provide the correct sections as advertised. A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to accept the amended application. All members present voted in favor of the motion.

Attorney Nagy presented the application with landowner Logan Kibler representing LNC Outdoor LLC and LK Storage LLC for a dual request to approve a billboard via special exception and associated variances. A factor that makes this application unique is the drop off from Route 283 to the proposed billboard location. Additionally, a billboard constructed to meet the ordinance's height and size requirements would not be safely seen given the speed of travel

along Route 283 and the surrounding topography, acknowledging that safety is a requirement of the general standards for a special exception.

Mr. Kibler owns Sheaffer Road Self Storage and the subject property on which it is situated. He desires to construct a billboard to advertise his and other businesses. Sign company Watchfire will likely design and fabricate the sign, providing a monopole, timers, and other elements to control brightness and display. The system is compatible to post emergency postings like Amber Alerts in conjunction with PennDOT and local municipalities. He intends to work with the township to address complaints about brightness at night.

He referenced the proposed sign location on Exhibit A, demonstrating there are no adjoining residences within 500'. Exhibit B contained approximate sight lines from each direction on Route 283. Electrical service will come from within the property; no water or sewer is needed. Scaled elevation renderings demonstrate the grade drop off from Route 283 and the need for relief from the maximum height standard. A higher and larger sign improves the line of sight for motorists. The landowner did not create the grade differential between his property and Route 283. About six billboards with similar specifications can be found elsewhere along the highway corridor. Additional PennDOT permits are required to ensure the billboard meets the standards of the Highway Beautification Act.

No adjoining residences are located within a 300' radius of the proposed billboard, as required by the zoning ordinance. The proposed 65' distance from the pavement of Route 283 helps situate it in a safe and effective location. He believes the requested relief is the minimum necessary for the project. It should not negatively affect the neighborhood due to its location near the highway and woods around it. It will not create additional traffic on local roadways or increase demands on public services. Mr. Kibler believes the proposal is designed to be as safe as possible and meet the applicable special exception requirements.

Mr. Newton confirmed the aforementioned letter from the township is the Zoning Officer's March 10, 2026 letter. Mr. Hitz asked if the referenced industry standards are applicable throughout Pennsylvania. Mr. Kibler noted the billboard industry recognizes multiple standard sign sizes, including the proposed 14' x 40' LED display. It is shown as double-sided in the exhibits, though they have not made a final decision on a back-to-back configuration or one joined at a slight angle as permitted by the ordinance. A slight angle could be easier to see from both directions on the highway. Mr. Kibler stated the main electrical breaker will be in the on-site office. He had no issue with providing emergency notices.

Mr. Newton asked if the images will be static or scrolling. The township and PennDOT require still images that display for 10 seconds without changing. In case of malfunction, the sign software should enable remote shutoff. No other billboards will be located on the property. He confirmed the 14' x 48' sign dimensions at 50' height. Mr. Kibler and a partner will control the display; not Watchfire, advertisers, or another third party. The display is a collection of many panels. Watchfire will help maintain and fix the display. Some trees will be removed to avoid damage to the sign in conjunction with PennDOT.

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to grant approval of the application, subject to the following conditions:

1. The Applicant shall coordinate with state and local authorities to allow emergency alerts to be displayed on the proposed billboard/dynamic display sign;
2. The Applicant shall obtain all applicable permits for the erection of the billboard and dynamic display sign;
3. The Applicant and/or the owner(s) of the Properties shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on April 1, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

7) Zoning Case #260007

- a. Applicant/Landowner: Hawthorne Electric, Inc. & David L. Hawthorne
- b. Property Location: 1892 W. Main Street, Mount Joy, PA, Tax Parcel ID #461-82955-0-0000 & #461-63146-0-0000

- c. Zoning District: (C-2) General Commercial
- d. Variance Requests:
 - (1) Chapter 135, Article XIV, §135-135.F(2) – maximum impervious coverage
 - (2) Chapter 135, Article XIV, §135-135.E(2) – side yard setback
 - (3) Chapter 135, Article XIV, §135-135.E(3)(b) – rear yard setback

Steve Gergely from Harbor Engineering joined landowner David Hawthorne and Marc Hershey from the Municipal Emergency Services Authority (MESA) to present the application. Mr. Gergely distributed an updated site plan to replace the version submitted with the application. The subject property contains the Hawthorne Electric facility and has several nonconformities with respect to rear and side yard parking area setbacks. Mr. Hawthorne intends to sell the adjoining parcel located to the east to MESA for an ambulance substation accessed through the subject property's existing driveway.

The adjoining lot to be developed is angled along the eastern boundary and has a PPL right-of-way passing through it. That right-of-way is smaller than shown on the original plan, as reflected in the updated exhibit. Municipal services are exempt from zoning standards, but this exemption does not extend to the Hawthorne Electric lot. Therefore, variances are requested for lot coverage and parking area setbacks to accommodate the ambulance substation design that spans the common lot line. Sharing the existing access point onto Route 230 is desirable to PennDOT and the township to avoid another intersection. This is an efficient site design that should not be detrimental to neighbors while providing a good location for this service.

Mr. Hawthorne acknowledged receipt of the Zoning Officer's March 10, 2026 letter and will comply with the proposed conditions. Mr. Hitz asked how many employees will be in the station at one time. About 2-3 per shift. The extra parking spaces will help accommodate additional vehicles during shift changes and training. Ambulances will access the front of the building and other vehicles will park on the side. The applicant confirmed that PPL removed the tower from the property to be developed but the right-of-way still exists.

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to grant approval of the application, subject to the following conditions:

- 1. The Applicant shall obtain Land Development Plan approval from the Mount Joy Township Planning Commission;
- 2. The Applicant shall obtain all applicable permits for the construction of the proposed facility and improvements;
- 3. The Applicant and/or the owner(s) of the Properties shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
- 4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on April 1, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

- 8) Next regularly scheduled meeting is Wednesday, May 6, 2026 beginning at 6:00 P.M. A special meeting is scheduled for Tuesday, April 14, 2026 beginning at 6:00 P.M. to hear Case #260001.
- 9) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:55 P.M. All members present voted in favor of the motion.

Respectfully Submitted,

Patricia Bailey
Assistant Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board