



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

## Minutes of a Special Meeting of The Mount Joy Township Zoning Hearing Board Tuesday, April 14, 2026

- 1) Chairman Gregory R. Hitz Sr. called the special meeting to order at 6:00 P.M. in the Gibble Auditorium of the Masters Center for Science, Mathematics and Engineering on the Elizabethtown College Campus, 1 Alpha Drive, Elizabethtown, PA 17022.
- 2) Meeting Attendance
  - Members Present: Gregory R. Hitz Sr., James E. Hershey, Robert F. Newton Jr., & Roni K. Clark
  - Members Absent: NONE
  - Township Representatives: Josele Cleary, Esq., Township Solicitor & Justin Evans, Assistant Zoning Officer
  - Lancaster County Court Reporter: Angela Kilby
  - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas

Mr. Clark recused himself from participation in Case #260001 due to a conflict of interest. The conflict includes living in close proximity to the subject property and involvement in matters pertaining to a previous case on the subject property prior to his appointment as an alternate to the Zoning Hearing Board. He then vacated his seat at the Board table.

- 3) Mr. Evans confirmed that the public notice was published in the Monday, March 30, 2026 and Monday, April 6, 2026 editions of the LNP. The property was posted on Wednesday, March 25, 2026.
- 4) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 5) Zoning Case #260001
  - a. Applicant/Landowner: Franklin B. Greiner, Jr.
  - b. Property Location: 2843 Mount Pleasant Road, Mount Joy, PA 17552, Tax Parcel ID #461-89922-0-0000
  - d. Zoning District: (LI) Light Industrial
  - e. Special Exception Requests:
    - (1) Chapter 135, Article XVII, §135-163.B – establishment of an industrial use exceeding 50,000 sf.
    - (2) Chapter 135, Article XVII, §135-163.C – establishment of an industrial use not specifically referenced by §135-162.E
    - (3) Chapter 135, Article XVII, §135-163.E – establishment of an industrial park
    - (4) Chapter 135, Article XXVIII, §135-383.B(7) – extension of time in which to obtain a zoning permit and complete construction

The following requested party status to the application:

- Randy Stevens, 2541 Mount Pleasant Road – resides nearby with four homes between his and the subject property; no objection from applicant's Attorney Dwight Yoder
- Sarah Haines, 1489 Grandview Road – resides at and operates a business approximately 1.5 miles from the subject property by road and is physically separated by one property; no objection from Attorney Yoder
- Diane Edmond, 2622 Mount Pleasant Road – resides nearby with three homes between hers and the subject property; no objection from Attorney Yoder

Attorney William Cluck entered his appearance as Objector's Exhibit 1 on behalf of the following individuals:

- Mark & Joelle Myers, 2706 Mount Pleasant Road
- P. Allen Sollenberger, 1437 Grandview Road
- Michelle Kennedy, 2635 Stauffer Road
- Bobbi Thompson, 8226 Elizabethtown Road; co-owner of 2619 Stauffer Road along with Michelle Kennedy

Attorney Yoder did not object to the above individuals seeking party status.

Township Solicitor Josele Cleary identified herself for the record and noted that the Township is participating in the hearing. A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to accept Stevens, Haines, Edmond, Myers (Mark & Joelle), Sollenberger, Kennedy, and Thompson as parties. All members present voted in favor of the motion.

Attorney Yoder distributed exhibit binders to the Board and Attorney Cluck, requesting that the original application with exhibits be entered into the record as well. The binder contains Exhibits A-1 through A-25. Attorney Cluck noted that Exhibit A-1 in the binder contains the original application but is without the exhibits as submitted with the application. He reserved his right to cross-examine the suitability of the application's supplemental narrative as a complete application.

Attorney Yoder called owner's representative Matt Nunn of Ethos Development as his first witness. His professional summary is entered as Exhibit A-3 and his qualifications were discussed. Attorney Yoder offered Mr. Nunn as an expert in design, approval, development, and implementation of warehouse and light industrial facilities. No questions from Attorney Cluck. A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to accept Mr. Nunn as an expert in design, approval, development, and implementation of warehouse and light industrial facilities. All members present voted in favor of the motion.

Mr. Nunn provided a background of his company and his relationship with the landowners to develop this property. Key principles of the design include keeping truck traffic off of Mount Pleasant Road via a single access point across from the future Archers Lane/Steel Way extension, orientation of buildings to keep the truck courts further away from residents, berms and landscaping to mitigate impacts, and to narrow the use of the buildings to ensure compliance with the Zoning Ordinance. Approximately ten professionals were engaged to achieve these principles.

He referenced Exhibit A-4, a Google image with the proposed development superimposed on the property as an overview of the development. They displayed photographs taken the prior Friday morning generally of or from Mount Pleasant Road as contained in Exhibit A-5 and labeled on Ex. A-4 as "A" through "I". The series of photos progress from west to east along Mount Pleasant Road and include views from Stauffer Road and Steel Way. They called attention to industrial activity on the Hershey Excavating and Greiner Industries sites, noting materials processing, jockeying of equipment, outdoor material and equipment storage, and associated noise thereof. Both of those sites and a tract adjoining Greiner Industries to the southeast are zoned Light Industrial.

The proposed Archers Lane is conceptually shown on Ex. A-4. The application states this improvement will be constructed by the applicant as part of the development. Greiner Industries has zoning approval to build a storage area to the west of their main activity area across the future Archers Lane. Exhibit A-6 contains the ZHB decision approving this storage area. The extension of Steel Way to Mount Pleasant Road is identified on the Township's Official Map as Archers Lane and marked with a "P" (Exhibit A-7). Mr. Greiner dedicated the right-of-way to the Township via a deed marked as Exhibit A-8.

An overall site plan of the proposed development is in Exhibit A-9. The design minimizes impact on Mount Pleasant Road by directing truck traffic to Archers Lane via a single access point. A second entrance to the east is for two-axle and emergency vehicles. It is also required to comply with the Zoning Ordinance. The truck entrance is located approximately 2,000' from the nearest residential property.

No development is proposed on Lot 3, which is approximately 1.6 acres. The applicant is willing to agree to a restriction on Lot 3 to be used for landscaping and open space purposes, to be maintained by the applicant. Stormwater facilities are located to match the topography of the site and push the buildings further away from the surrounding residential properties.

The buildings are designed to meet the criteria for industrial uses in the Zoning Ordinance. Building 1 on Lot 1 will only be used for warehousing. Buildings 2 and 3 are intended to be used primarily for warehousing. All potential dock doors are shown on the plan, though some may be removed in the final design. The maximum number of dock doors in Building 1 is 120. Dock doors in Buildings 2 and 3 face to the west away from the residences. Any dock doors within 600' of an adjoining residential development will be limited to the hours of 8:00 am to 9:00 pm per the Ordinance. However, no dock doors are located within the 600' radii centered on the closest points of adjoining dwellings.

There will be no outdoor storage or display of materials, goods, or refuse on the properties. Portions of Buildings 2 and 3 can be made available for local businesses as permitted by the Ordinance. The number of trips and employees from industrial uses may not be greater than those estimated for warehousing uses. Light industrial uses must take place within a building and should not appear differently from the exterior. All activities will take place indoors and meet applicable building code standards. The applicant agrees that the following uses will not be permitted in any building:

- Amazon SSD or AMDL last mile facility, or similar
- Sort facilities under high-cube fulfillment center warehouse (ITE Code 155)
- High-cube parcel hub warehouse (ITE Code 156)
- High-cube cold storage warehouse (ITE Code 157)
- Data center
- Immigration detention facility

The site plan sets forth the maximum number of employees for each building as well as the maximum number of employees on the largest shift. Mr. Nunn used his experience in addition to consultation from their traffic engineer to arrive at these numbers. Sufficient parking is provided based on the estimates. No approvals are requested for signage at this time. All uses will comply with applicable requirements pertaining to the length of time that trucks can idle. Signage for truck access will be maintained by the applicant and information distributed to truck drivers regarding proper access to and from the site.

Mr. Nunn noted that Exhibit A-10 identifies all exhibits attached to the original application submitted in November 2025, although #12 does not contain anything. The development is designed to minimize or mitigate impacts to surrounding properties as demonstrated by the various reports and plans. The character of this section of Mount Pleasant Road is industrial. Lighting and landscaping plans have been prepared and submitted to demonstrate several of these mitigation techniques. His opinion is the development will not produce negative impacts greater than a comparable project elsewhere.

Employment and tax base benefits of the project were discussed, referring to the projected tax revenues in Exhibit A-11. The applicant agrees not to request tax abatement for the project. Construction of Archers Lane and public water and sewer extensions will be paid for by the applicant.

No questions were posed to Mr. Nunn at this time as the applicant wished to have their next witness testify and be cross-examined prior to the conclusion of this meeting. Alicia Heinsen of KSS Architects was called as the applicant's next witness. Her professional summary was entered as Exhibit A-12. A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to accept Ms. Heinsen as an expert in architectural design of warehouses and industrial facilities. All members present voted in favor of the motion.

She oversaw preparation of the architectural renderings for all three buildings in accordance with Zoning Ordinance requirements for industrial uses as found in Exhibit A-13. Perspectives of Buildings 1 and 2 are taken from Mount Pleasant Road. Building 3 is located further into the site and the rendering perspective is taken from the surrounding truck court area. Various architectural textures and patterns are specified with the area's context in mind.

Various design elements and variability of roof lines break up long wall faces. Features and colors are enhanced from what is seen at the adjacent Greiner Industries site. Concrete panels are durable materials used for exterior walls. Typical wall sections are depicted in Exhibit A-14. Concrete panels have greater mass than metal walled structures, reducing noise escape to the outside. All mechanical and HVAC will be roof mounted or situated indoors. Rooftop units will not be visible from Mount Pleasant Road.

Ms. Heinsen explained how building codes provide standards to address structural integrity, fire resistance, and egress paths. Sprinklers will be provided and materials must be safely stored according to code. Occupancy classification H addresses the storage of hazardous materials, though these buildings are not expressly designed for such. Materials like

lithium batteries can be stored in an area comprising less than 10% of the total building in accordance with the code. The buildings will be provided with adequate safety devices in regard to fire and explosive hazards related to any approved industrial use. Hazardous materials stored in quantities above the maximum require additional protection to be compliant.

The rendering in Exhibit A-15 is of Building 2 from Mount Pleasant Road looking west. This is the building closest to the nearest residence. A landscaped berm and roadside trees are shown along with the building at the anticipated elevation. Ms. Heinsen noted the buildings are designed with greater visual appeal and safety than most comparable buildings used for light industrial purposes.

Attorney Yoder asked to enter exhibits A-1 through A-15 into the record. Attorney Cluck objected since he has not had an opportunity to cross-examine the witnesses. Attorney Yoder withdrew the request.

Solicitor Cleary questioned the witness.

- Which use group do the buildings fall into? Typically, an S-1 storage use. Changing to a light industrial use would not affect the design.
- What will go on the roof? Ventilation for bathrooms and rooftop HVAC units. A very small percentage around 2% is estimated to be occupied by such features.
- Is there a plan to put something else on the roof like solar panels? Ms. Heinsen noted the roof is designed to accommodate additional loading which could include solar panels. Attorney Yoder stated the applicant is not proposing solar panels at this time.
- Will there be parapet walls to screen the equipment? No. However, the size of the building and location of the units will make it difficult to see from the ground.

Attorney Cluck questioned the witness.

- What are the proposed heights of the buildings? Buildings 1 and 2 are assumed to be 40' interior clear height, or approximately 45' to the top. Building 3 is assumed to be 36' clear with 40' height to top of the building.
- Referencing Ex. A-15, what is the height of the building from the adjoining road? It is 45' from the adjacent grade to top of building but would refer to the civil grading plan to determine that.
- What is the distance from that building to the Myers' home? She did not know.
- How much of the top of the building could be seen from their home? At least some of the top, similar to the view in Ex. A-15.
- Have you been to the nearby vineyard or know where it is? No.
- What is the distance from the parking area for Building 1 to Mount Pleasant Road? She deferred to the civil designer. The Building 1 rendering is from Mount Pleasant Road; Building 3 is internal to the site.
- What uses would require lithium batteries? Storage would require the H (hazardous) use group if above the 10% maximum.
- Would the manufacture of lithium batteries be considered a light industrial use? It could if kept under the maximum allowable quantities. Otherwise, it is subject to additional code requirements.

Mr. Hitz questioned the witness.

- What is the fire protection capability of concrete walls? They are inherently fire resistant. These buildings also typically have an early response quick suppression system. No additional fire-retardant capability is added to the wall panels.
- What is the idea behind the window locations that appear to be concentrated around the office area? The warehouse bays have windows nearby that allow natural light into that space.
- What about glare? Window tinting typically reduces interior glare.

- Will the buildings use variable refrigerant flow? It could. Usually these buildings are semi-heated with different applications for the warehouse area and the offices.

Mr. Hershey questioned the witness.

- Will exhaust fans be used? Exhaust louvers will be placed on one or two sides to exchange air within the building. Any exhaust fans would likely be in the roof as the wall louvers do not have fans.
- How many tenants could fit in the buildings? They are designed with primary and secondary entrances so each building could be divisible up to two.

Mr. Stevens questioned the witness.

- What is the fire rating of the wall panels? By code for an S-1 building, exterior walls are not required to have any fire resistance. Concrete panels do have an inherent fire resistance though.
- In case of fire, what water source will be used? Pump rooms in the building will provide water to the sprinkler system.
- What about glare impacts from the windows upon the nearby residences and geese flyway? It is not reflective glazing so the glare is minimized. Questions about distances were deferred to the civil designer.
- Can restrictions be put on users not to have hazardous materials? The H use limits this to 10% of the building.
- Will refrigeration units be provided for cold storage? Mr. Nunn answered, stating the buildings will not be used for this purpose.

Attorney Yoder asked Ms. Heinsen to confirm the buildings will not be used to manufacture hazardous materials. She did, though there may be a user that needs to store items like lithium batteries. Those would be limited to 10% of a given building. He then asked if water tanks will be placed on top of the building? No, those will be located indoors in the pump house. This will not impact surrounding water wells. She then clarified that a fire tank is proposed outside of the buildings for this purpose.

Ms. Haines questioned the witness.

- How can the rendering in Ex. A-15 be accurate if Ms. Heinsen does not know the distance to the Myers house? The architectural renderings and finished floor elevations are merged with the civil plans to create the elevations as seen.
- How could 6' tall trees look as large as shown in the rendering? The specified trees will eventually grow to what is shown. Ms. Heinsen clarified this statement to the evergreen trees planted on the berm, not the roadside trees in the foreground.

Mr. Hershey asked if the exterior water tank is shown on the renderings. It is not. It will be located between Building 2 and 3 interior to the site. Attorney Yoder referred to Ex. A-9 and tank's location in the truck court.

Attorney Yoder requested to admit Exhibits A-12 through A-15 into the record. No objections.

Mr. Nunn returned for cross-examination. Attorney Cluck noted he did not have an opportunity to review the new exhibits but will cross on Ex. A-4 through A-11.

- Who prepared the tax revenue comparison in Exhibit A-11? The brokerage firm retained for this project prepared the graphic based on his analysis using similar buildings in the area.
- Is that KBC Advisors? Yes. They are projections over a ten-year period.
- What happens when a property enrolled in Clean & Green is taken out? Rollback taxes are due but are not included in the projections. He did not have an estimate for the rollback taxes.
- He asked for confirmation that the applicant will not request tax abatement for this project. Correct.
- Is your company intending to develop and purchase these properties? Currently, they are the owner's representative but could be the developer. He agreed not to seek tax abatement if selected as developer.

- Have you ever sought tax abatement on other projects? Yes. Which ones? Approximately 3-4 in the past but not part of this application.
- Can the Zoning Hearing Board create a restriction of this kind? Mr. Nunn believes the developer would be bound by such a condition set forth by the Board.
- Referring to the list of exhibits in Ex. A-10, he asked why Exhibit 13 on the Township website is not included. Attorney Yoder agreed there is an Exhibit 13 in the original application package from Rettew regarding public sewer. Mr. Nunn did not prepare Ex. A-10 but did review it with their attorney.
- Was the overall site plan in Ex. A-9 prepared by Pennoni Associates? Yes.
- Where is Mount Pleasant Road on the plan? It is the road going plan north-south to the left of the three buildings.
- Where is the Myers' home? It is on plan southwest, the lower left corner.
- What is the distance from their property to Lot 2? Civil can provide the exact distance. He testified previously that the truck entrance is approximately 2,000' from the Myers' home.
- Where is the vineyard with respect to this plan? Plan southeast but it is too far to be shown.
- What about Mr. Sollenberger's home? Also plan southeast. The Thompson farm? Also plan southeast.
- What is the dashed line on the plan? Stauffer Road.
- In Exhibit A-5, picture A1 what is located to the left? Hershey Excavating. Is that an entrance to the facility or street? Entrance.
- Are there sidewalks on Mount Pleasant Road? No.
- Were school buses present when these photos were taken? No.
- Are you aware of school buses or Amish buggies that use the road? He is aware of various vehicles including horse and buggies. Were they included in the traffic study? The traffic engineer will have to answer.
- Where is the Myers property in this photo? More than a half-mile in the distance down Mount Pleasant Road.
- Did you participate in the preparation of the application supplement? Yes.
- What are the additional industrial uses in the immediate vicinity along Steel Way Drive? When was the Google image in Ex. A-4 taken? Unsure exactly, but recently.
- Was it generated by AI? No. He was not sure if Google Earth is the source of the imagery.
- Are you responsible for the drones flying over the property and what were they for? Yes, to gain aerial imagery of the subject property from different viewsheds. The purpose was to help determine elevations of the buildings in regard to cuts and fills on the site.
- Did you have permission from the neighboring property owners to take photos from above? The drones should not have been above anyone else's property. The photos were taken from above the subject property.
- Referring to Ex. A-4, what other industrial uses are found along Steel Way Drive? An archery business is located near the letter "H" and Greiner Industries is at the end of the road. Back-and-forth took place regarding the industrial and/or residential nature of the surrounding area.
- Where are the various residential properties on Ex. A-4? Not shown. The image captures the industrial uses in the area.
- Is the tractor trailer shown in picture B2 straddling both lanes because the road is too narrow? We were standing at the edge of the roadway when the photo was taken and truck moved over.
- Why so many pictures of Hershey Excavating? It is an adjacent industrial use.

- What types of noises were heard when the “B” photos were taken? Back up beepers, yard jockey movements, and various machinery.
- What are they doing at Hershey Excavating and how long will they be there? He is not an expert on their operations.
- Did you take photos of the Myers property? Yes, on the left past the letter “E”. What could you hear from this location? Route 283 and some noise from Greiner Industries and Hershey Excavating.
- Where were you standing when taking the picture in C5? North side of Mount Pleasant Road looking west. Is there a street after the speed limit sign? No, maybe an emergency exit.

The hearing was stopped as 9:00 pm approached. Solicitor Henry noted the hearing is continued to Thursday, April 30 at the same location from 6:00 – 9:00 pm.

- 6) A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to adjourn the meeting at 8:55 P.M. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans  
Assistant Zoning Officer

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