MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Zoning Hearing Board
Wednesday, December 2, 2026
REVISED 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 October 7, 2026, November 4, 2026 & November 9, 2026 meetings
4. Confirm with the Zoning Officer that the required Public Notice has been published and required signage posted
4. Procedural briefing by the Zoning Hearing Board Solicitor
5. Old Business:
   a. Zoning Case #260012 (SUNN 1015 LLC/Abundant Solar Power Inc.) – Render a decision on the application heard at the August 5, 2026, September 9, 2026, & October 7, 2026 meetings
6. New Business:
   a. Zoning Case #260015
      - Applicant/Landowner: Darrel Lehman Dump Truck Services, LLC
      - Property Location: 2489 Mount Gretna Road, Elizabethtown, PA 17022, Tax Parcel ID #460-26941-0-0000
      - Zoning District: (A) Agricultural District
      - Variance Request:
        (1) Chapter 135, Article IX, §135-85.B(1) – subdivision limitations

      The applicant seeks approval to subdivide a 2.5-acre lot for the construction of a single-family dwelling.

   b. Zoning Case #260016
      - Applicant/Landowner: Thomas O. Miller
      - Property Location: 2116 Camp Road, Manheim, PA 17545, Tax Parcel ID #460-72321-0-0000
      - Zoning District: (A) Agricultural District
      - Variance Requests:
        (1) Chapter 135, Article XXIII, §135-313.E(1) – minimum lot size
        (2) Chapter 135, Article XXIII, §135-313.E(8)(a) – side and rear setbacks
        (3) Chapter 135, Article XXIII, §135-313.E(8)(b) – front yard setback
        (4) Chapter 135, Article XXIII, §135-313.E(9) – chimney stack height

      The applicant seeks approval for the use of an outdoor hydronic heater on the property.
7. Adjournment