



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
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## Mount Joy Township Zoning Hearing Board Wednesday, September 1, 2021 AGENDA

1. Call meeting to order at 7:00 P.M.
2. Meeting Attendance:
  - Thomas N. Campbell -
  - James E. Hershey -
  - Gregory R. Hitz, Sr. -
  - Robert F. Newton, Jr. [Alternate Member] -
3. Approve & ratify the minutes of the August 4, 2021 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. Swearing in of all potential witnesses by Court Reporter
7. Zoning Case #210013:
  - a. Applicant/Landowner: Edward & Cynthia Hughes
  - b. Property Location: 2126 Rissermill Road, Mount Joy, PA 17552; Tax Parcel ID #461-49675-0-0000
  - c. Zoning District: A, Agricultural District
  - d. Variance Request:
    - (1) Chapter 135, Article IX, §135-85.B(1) to erect a single-family dwelling on a property with no remaining subdivision/development rightsThe applicant desires to construct a single-family dwelling on a 20.38-acre agricultural property.
8. Zoning Case #210014:
  - a. Applicant/Landowner: Bruce Garman
  - b. Property Location: 1551 Grandview Road, Mount Joy, PA 17552; Tax Parcel ID #461-49135-0-0000
  - c. Zoning District: A, Agricultural District
  - d. Special Exception Request:
    - (1) Chapter 135, Article IX, §135-83.G to obtain zoning approval for a farm-related businessThe applicant desires to expand a bulk feed storage and transport business on a 27.9-acre agricultural property.

9. Zoning Case #210015:
  - a. Applicant: Lori Stopyra, Nassimi Realty
  - b. Landowner: Market Street Square Shopping Center LLC
  - c. Property Location: 1605 South Market Street, Elizabethtown, PA 17022; Tax Parcel ID #460-20549-0-0000
  - d. Zoning District: C-2, General Commercial District
  - e. Variance Requests:
    - (1) Chapter 135, Article XIV, §135-135.F(2) to exceed the maximum impervious coverage
    - (2) Chapter 135, Article XXIV, §135-333.C(3)(a) to exceed the maximum standards for commercial signage
    - (3) Chapter 135, Article XXV, §135-343.C for relief from the minimum off-street parking requirements

The applicant desires to subdivide an existing shopping center property and construct a commercial outparcel building on a new 1.51-acre lot.

10. Next hearing will be held Wednesday, October 6, 2021, beginning at 7:00 P.M.
11. Adjournment