



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Special Meeting of the Mount Joy Township Zoning Hearing Board Wednesday, September 22, 2021

**\*\*\* Rescheduled from 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 business

The 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 XXII, §135-255.A to permit a financial institution with drive-through facilities on a lot less than one acre

- (2) Chapter 135, Article XIV, §135-135.F(2) to exceed the maximum impervious coverage

- (3) Chapter 135, Article XIV, §135-135.E to encroach into the required front, side, and rear off-street parking lot setbacks

- (4) Chapter 135, Article XXIII, §135-299.B(1) to eliminate the required landscape strips

- (5) Chapter 135, Article XXIV, §135-333.C(4) to exceed the dimensional standards for signage

- (6) Chapter 135, Article XXIII, §135-320 to enable the creation of a flag lot

- (7) Chapter 135, Article XXIII, §135-292 to permit the reduction of lots of record to establish the proposed lot configurations

- (8) Chapter 135, Article XXV, §135-343.C(16) to permit 626 off-street parking spaces for the shopping center

- (9) Chapter 135, Article XXIII, §135-295.C to permit two principal buildings on a single lot

- (10) Chapter 135, Article XXIII, §135-299.D(1) to permit landscaped strips of less than 15 feet along the street frontages of lots

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

**The applicant has requested a continuance to the October 6, 2021 meeting.**

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

11. Adjournment