



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, December 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 November 3, 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 #210019:
 - a. Applicant: Usdin Realty Management, LLC
 - b. Landowner: Clair S. & Jean M. Mummau
 - c. Property Location: 1916 W. Main Street, Mount Joy, PA 17552; Tax Parcel ID #461-28489-0-0000
 - d. Zoning District: C-2, General Commercial District
 - e. Special Exception Requests:
 - (1) Chapter 135, Article XIV, §135-133.F to permit a vehicular sales or rental establishment
 - (2) Chapter 135, Article XIV, §135-133.H to permit a vehicular service or repair establishment
 - (3) Chapter 135, Article XXIII, §135-295.D to establish more than one principal use on a lot
 - (4) Chapter 135, Article I, §135-7 to establish RV and boat storage on the lot, a use not specifically provided for by the Zoning Ordinance
 - f. Variance Requests:
 - (5) Chapter 135, Article XXII, §135-266.B from the requirement for vehicular service or repair establishments to be connected to public water and sewer
 - (6) Chapter 135, Article XXII, §135-267.B from the requirement for vehicular sales or rental establishments to be connected to public water and sewer

The applicant desires to establish vehicular repair, reconditioning, storage and sales uses on the subject property.

8. Zoning Case #210020:

a. Applicant/Landowner: David & Susan Epler

b. Property Location: 536 Beverly Road, Elizabethtown, PA 17022; Tax Parcel ID #460-48385-0-0000

c. Zoning District: A, Agricultural District

d. Special Exception Request:

(1) Chapter 135, Article XXIII, §135-295.D to establish more than one principal use on a lot

e. Variance Request:

(2) Chapter 135, Article IX, §135-85.B(1) to establish an additional single-family dwelling on the property

The applicant desires to permit an existing ECHO housing unit as a permanent dwelling unit located on the subject property.

9. Next hearing will be held Wednesday, January 5, 2022, beginning at 7:00 P.M.

10. Adjournment