



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, April 5, 2023 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. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
4. Procedural briefing by the Zoning Hearing Board Solicitor
5. Swearing in of all potential witnesses by Court Reporter
6. Zoning Case #230002:
 - a. Applicant/Landowner: J. Leon Rutt
 - b. Property Location: 300 Jonlyn Drive, Elizabethtown, PA 17022; Tax Parcel ID #460-07479-0-0000
 - c. Zoning District: C-2 – General Commercial District
 - d. Special Exception Requests:
 - 1) Chapter 135, Article V, §135-42.C to expand a nonconforming use
 - 2) Chapter 135, Article XXV, §135-343.G to reduce the number of required off-street parking spaces
 - e. Variance Request:
 - 3) Chapter 135, Article XXVIII, §135-383.B(7) to extend the expiration date of any special exception approvals granted for the application

The applicant desires to expand an existing engine repair shop via an addition to the current facility and construction of two indoor storage buildings to replace outdoor storage areas.
7. Zoning Case #230003:
 - a. Applicant/Landowner: Elizabethtown Mount Joy Associates, L.P. (a.k.a. Elizabethtown Associates, Inc. and Elizabethtown Associates)

- b. Property Location: Generally located at the northeast corner of the intersection of Cloverleaf Road and West Main Street, consisting of the following two tax parcels:
 - 1) A parcel fronting upon Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-00486-0-0000
 - 2) A parcel fronting upon W. Main Street and Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-82176-0-0000
- c. Zoning District: C-1 – Limited Commercial District
- d. Variance Requests:
 - 1) Chapter 135, Article XIII, §135-122 to permit a shopping center in the C-1 District
 - 2) Chapter 135, Article XIII, §135-122 to permit vehicular fuel pumps in the C-1 District
 - 3) Chapter 135, Article XXII, §135-256.A(1) to permit a shopping center in excess of 50,000 sf. in the C-1 District
 - 4) Chapter 135, Article XXII, §135-256.A(3) to permit vehicular fuel pumps in the C-1 District

The applicant desires to develop the site as a retail shopping center.

- 8. Next special hearing for the continuation of Case #230001 will be held Tuesday, April 18, 2023 beginning at 5:00 P.M.
- 9. Next regularly scheduled hearing will be held Wednesday, May 3, 2023, beginning at 7:00 P.M.
- 10. Adjournment