



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Mount Joy Township Zoning Hearing Board Wednesday, May 1, 2024 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 April 3, 2024 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. Zoning Case #240004
 - a. Applicant/Landowner: Giuseppe & Anna Conigliaro
 - b. Property Location: 840 N. Hanover Street, Elizabethtown, PA 17022; Tax Parcel ID #460-12848-0-0000
 - c. Zoning District: C-2 – General Commercial District
 - d. Special Exception Request:
 - 1) Chapter 135, Article XIV, §135-133.L – shopping centers in excess of 10,000 sf.
 - e. Variance Requests:
 - 2) Chapter 135, Article XXII, §135-256.A(2) – building coverage
 - 3) Chapter 135, Article XXII, §135-256.B(1) – residential buffer
 - 4) Chapter 135, Article XXII, §135-256.B(2) – parking within buffer strip
 - 5) Chapter 135, Article XXIII, §135-325.D(1) – dumpster within 50’ of a residential use
 - 6) Chapter 135, Article XXIII, §135-326.D – shipping and receiving within 600’ of a residential use

The applicant desires to construct a commercial addition to an existing shopping center building.

7. Zoning Case #240005

- a. Applicant: Lancaster County Career & Technology Center – Mount Joy Campus
- b. Landowner: Lancaster County Career & Technology Center Authority
- b. Property Location: 432 Old Market Street, Mount Joy, PA 17552; Tax Parcel ID #461-59458-0-0000
- c. Zoning District: R-1 – Low-Density Residential District
- d. Variance Request:
 - 1) Chapter 135, Article XXIII, §135-320.A – creation of a flag lot

The applicant desires to create a flag lot for the construction of a single-family residence.

- 8. Next regularly scheduled meeting will be held Wednesday, June 5, 2024 beginning at 6:00 P.M.
- 9. Adjournment