



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, April 3, 2024

1. Chairman Gregory R. Hitz, Sr. called the meeting to order at 6:00 P.M. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Meeting Attendance:
 - Members Present: Gregory R. Hitz, Sr., James E. Hershey, and Robert F. Newton, Jr.
 - Members Absent: None
 - Alternate Member Present: Roni K. Clark
 - Township Representatives: Justin S. Evans, Zoning Officer
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
3. A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to approve and ratify the minutes of the February 7, 2024 meeting. All members voted in favor of the motion.
4. Mr. Evans, Township Zoning Officer, stated that a Public Notice was published in the March 14, 2024 and March 21, 2024 editions of the LNP. The subject property was posted on March 22, 2024.
5. Procedural briefing by the Zoning Hearing Board Solicitor
6. Zoning Case #240003
 - a. Applicant/Landowner: Wade & LisaRae Glessner
 - b. Property Location: 2502 Mount Pleasant Road; Tax Parcel ID #461-64807-0-0000
 - c. Zoning District: A – Agricultural District
 - d. Variance Request:
 - 1) Chapter 135, Article IX, §135-86.A to exceed the maximum height for an accessory structure

Landowners Wade & LisaRae Glessner presented the application to the Board. They wish to construct a 30' x 40' pole building for the storage of their motor home and other vehicles. The pole building will be located to the rear of the home behind the existing garage. The Board asked the Glessners questions about the proposed structure, lot configuration, and surrounding properties, receiving the following information in response:

- The home has white aluminum siding with a gray roof that they wish to match aesthetically with the new garage, including the roof line.
- The proposed structure will be set back from the west side property line by 10' at both corners.
- Their home is located straight back on the driveway accessing Mount Pleasant Road with the neighboring home to the east using a shared driveway across their lot.
- There is a tree line along the southern boundary, shrubs on the western boundary, and an arborvitae screen on the eastern boundary. A farm field lies behind their 1.9-acre lot.

- The exterior height of the proposed building is 22', which requires a 2' variance from the 20' maximum height for accessory structures in the Agricultural District.
- No lighting other than typical garage lighting will be installed.
- The pole building will be used strictly for the residents' storage; no repairs to equipment other than their own is permitted.

A motion was made by James E. Hershey and seconded by Robert F. Newton, Jr. to approve the application for the variance as requested, subject to the following conditions:

1. Applicant shall comply with all other provisions contained in Chapter 135 of the Code of Ordinances of the Township of Mount Joy for which relief has not been requested or granted.
2. Applicant shall obtain a Zoning Permit for the proposed improvement.
3. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Mount Joy Township Zoning Hearing Board at the hearing held on April 3, 2024 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.

All members present voted in favor of the motion.

7. Next regularly scheduled hearing will be held Wednesday, May 1, 2024, beginning at 6:00 p.m.
8. A motion was made by James E. Hershey and seconded by Robert F. Newton, Jr. to adjourn the meeting at 6:17 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board