



# 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, October 2, 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 September 4, 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. Old Business
  - a. Request For a One-Year Extension of Time of Prior Approvals – Case #230015: Elizabethtown Mt. Joy LLC (2269 South Market Street). Hearings held on October 4, 2023 & November 1, 2023; approvals expire on November 1, 2024.
7. Zoning Case #240011 [Continued from the September 4, 2024 meeting.]
  - a. Applicant/Landowner: Sheetz, Inc. (equitable owner)
  - b. Property Location: 50 Veterans Drive, Elizabethtown, PA 17022; Tax Parcel ID #460-79623-0-0000
  - c. Zoning District: MU – Mixed Use District
  - d. Special Exception Request:
    - 1) Chapter 135, Article XV, §135-143.D – establishment of a vehicular fueling station
  - e. Variance Request:
    - 2) Chapter 135, Article XXVIII, §135-383.B(7) – to extend approvals for an additional period of one year in which to obtain a zoning permit and to complete construction

The applicant wishes to redevelop the subject property with a convenience store and vehicular fuel pumps.
8. Next regularly scheduled meeting will be held Wednesday, November 6, 2024 beginning at 6:00 P.M.
9. Adjournment