



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, September 4, 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. and Robert F. Newton, Jr.
 - Members Absent: James E. Hershey
 - Alternate Member Present: Roni K. Clark
 - Township Representatives: Justin S. Evans, Zoning Officer; Kim Kaufman, Township Manager
 - Lancaster County Court Reporter: Veronica Johnston Gouck
 - 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 the minutes of the July 30, 2024 special meeting and the minutes of the August 7, 2024 meeting. All members present voted in favor of the motion.
4. Attorney Henry noted that the application for Sheetz (Case #240011) is continued to the October 2, 2024 meeting at the request of the applicant to complete the traffic study.
5. Mr. Evans, Township Zoning Officer, stated that a Public Notice was published in the August 15, 2024 and August 22, 2024 editions of the LNP. The subject property was posted on August 23, 2024.
6. Old Business: Render a decision on Zoning Case #2400008
 - a. Applicant/Landowner: Elizabethtown Mount Joy Associates, L.P.
 - b. Property Location:
 - 1) Tax Parcel ID #461-82176-0-0000, located at the northeast corner of Route 230 (W. Main Street) and Cloverleaf Road
 - 2) Tax Parcel ID #461-00486-0-0000, fronting on Cloverleaf Road
 - c. Zoning District: C-2 – General Commercial District
 - d. Special Exception Requests:
 - 1) Chapter 135, Article XIV, §135-133.G – vehicular fueling station accessory to a convenience store
 - 2) Chapter 135, Article XIV, §135-133.L – shopping center in excess of 10,000 sf.

Attorney Henry drafted a written decision for the case based on individual conversations with the Board members. The decision contains findings of fact and conclusions of law and is written to approve the application with conditions.

A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to approve the special exception application with conditions. All members present voted in favor of the motion.

A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to approve the written decision with conditions as drafted. All members present voted in favor of the motion.

7. Next regularly scheduled hearing will be held Wednesday, October 2, 2024, beginning at 6:00 p.m.
8. A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:08 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive, flowing style.

Justin S. Evans, AICP
Zoning Officer

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