



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
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## Mount Joy Township Zoning Hearing Board Wednesday, January 8, 2025 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 November 6, 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: Acknowledge the withdrawal of the application for Zoning Case #240012 – Elizabethtown Mount Joy Associates LP (continued from the November 6, 2024 meeting)
7. Zoning Case #250001
  - a. Applicant/Landowner: David E. Shay
  - b. Property Location: 1104 Bellaire Road, Elizabethtown, PA 17022; Tax Parcel ID #460-30692-0-0000
  - c. Zoning District: (A) Agricultural District
  - d. Variance Request:
    - 1) Chapter 135, Article V, §135-42 to permit the expansion of a nonconforming useThe applicant wishes to expand a three-family dwelling into a four-family dwelling.
8. Zoning Case #250002
  - a. Applicant/Landowner: 1376 Campus Road Associates, LLC
  - b. Property Location: Generally located along Campus Road, Elizabethtown, PA 17022; Tax Parcel ID #460-56627-0-0000, #460-66914-0-0000, & #460-55127-0-0000
  - c. Zoning District: (R-2) Medium-Density Residential District
  - d. Variance Requests:

- 1) Chapter 135, Article XXIV, §135-332.B(4)(b) to permit an additional residential development sign at a single entrance
- 2) Chapter 135, Article XXIII, §135-307.B(2) to encroach upon a wetland buffer
- 3) Chapter 135, Article XXIII, §135-307.B(3)(b) to provide an alternative width for a wetland buffer

The applicant wishes to erect two residential development signs at a single entrance and to encroach a wetland buffer with a pedestrian trail connection.

9. Zoning Case #250003

- a. Applicant/Landowner: Levi R. Fisher
- b. Property Location: 121 Trail Road South, Elizabethtown, PA 17022; Tax Parcel ID #460-57436-0-0000
- c. Zoning District: (A) Agricultural District
- d. Variance Requests:
  - 1) Chapter 135, Article XXIII, §135-302.B(1) regarding the minimum lot size for the keeping of saddle horses
  - 2) Chapter 135, Article XXIII, §135-302.B(2) regarding the minimum lot line and dwelling setbacks for the keeping of saddle horses

The applicant wishes to construct a structure for the keeping of horses used for transportation.

10. Next regularly scheduled meeting will be held Wednesday, February 5, 2025 beginning at 6:00 P.M.
11. Adjournment