



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, February 5, 2025

- 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: Jackie Wilbern, Zoning Officer and 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 January 8, 2025 meeting. All members present voted in favor of the motion.
- 4) Jackie Wilbern stated that a Public Notice was published in the January 16, 2025 and January 23, 2025 editions of the LNP. The subject properties were posted on January 27, 2025.
- 5) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 6) Old Business:

Zoning Case #250003 – Levi R. Fisher – 121 Trail Road South (continued from the January 8, 2025 meeting)

Gregory R. Hitz, Sr. asked Mr. Fisher if he was willing to place the building as far back to the East corner as possible while not extending it into the floodplain and put a landscaping screen on the North side of the lot between him and the neighboring property. Mr. Fisher agreed.

Robert F. Newton, Jr. made the motion, seconded by Roni K. Clark, to approve variances from §135-302.B(1) and §135-302.B(2) conditioned upon the following:

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 apply for and obtain the appropriate permits from Mount Joy Township to construct the structure.
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 January 8, 2025 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.
4. Applicant shall place the building as far back to the East corner as possible while not extending it into the floodplain.
5. Applicant shall install a landscaping screen on the North side of the lot between him and the neighboring property.

All members present voted in favor of the motion.

7) Zoning Case #250004

- a. Applicant/Landowner: Chris K. Stoltzfus
 - b. Property Location: 2035 Creek Road, Manheim, PA 17545; Tax Parcel ID #460-06337-0-0000
 - c. Zoning District: A – Agricultural
 - d. Special Exception Request:
 - 1) Chapter 135, Article IX, §135-83.F to permit echo housing in accordance with §135-225
 - e. Variance Request:
 - 1) Chapter 135, Article IX, §135-85.F(1) to permit the echo housing to encroach into the front yard setback
- The applicant wishes to place a detached echo housing unit on the property, extending 8 feet into the front yard setback.

Mr. Stoltzfus presented his request, stating his parents are 78 years old and that he would like to place echo housing on the property to take care of them. Because the property drops off towards the creek, the unit cannot be turned to the side, therefore a variance is needed to extend the detached dwelling 8 feet into the front yard setback, measured 52 feet from the center line of the road. Mr. Hitz asked Mr. Stoltzfus if he can comply with the conditions set forth in the January 17, 2025 letter from the Zoning Officer and Mr. Stoltzfus agreed. Mr. Stoltzfus confirmed that the property was serviced by private well and septic and can provide the required off-street parking.

Robert F. Newton, Jr. made the motion, seconded by Roni K. Clark, to approve the special exception permit echo housing in accordance with §135-225 and the variance from §135-85.F(1) conditioned upon the following:

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 apply for and obtain the appropriate permits from Mount Joy Township to place the echo housing unit on the property.
3. Applicant shall provide notification from the Township Sewage Enforcement Officer that the on-lot sewer system is suitable for connection by the echo housing unit.
4. 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 February 5, 2025 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.

- 8) Next regularly scheduled hearing will be held Wednesday, March 5, 2024, beginning at 6:00 p.m.
- 9) A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:19 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Jackie Wilbern
Zoning Officer

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