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March 13, 2025

Justin S. Evans
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

VIA E-MAIL

Re: Mount Joy Township Zoning Hearing Board – Lancaster Portfolio I, LLC
Property located at 1444 Cloverleaf Road, Mount Joy, PA 17552
Zoning Case No. 210011

Dear Justin:

As you know, we represent Lancaster Portfolio I, LLC (the “Applicant”), the owner and developer of the property located at 1444 Cloverleaf Road in Mount Joy Township (the “Property”). There is a long history of approvals for the development of the Property, which bears recitation for purposes of putting the request set forth in this letter into context.

On October 3, 2002, the Applicant’s predecessor-in-title obtained special exception approval (the “2002 Approval”) from the Mount Joy Township Zoning Hearing Board (the “Board”) to construct mini-storage units in two phases on the Property (the “Project”). Ultimately, only Phase 1 of the Project, which consists of three buildings and 132 units, was completed.

In January 2021, the Applicant acquired the Property. Subsequently, by written decision dated June 9, 2021, the Applicant obtained special exception approval pursuant to Section 135-163.D of the Mount Joy Township Zoning Ordinance (the “Zoning Ordinance”) to reconfigure the remaining development in accordance with a new site plan (the “2021 Approval”). The 2021 Approval divided the second phase of the Project into two phases (i.e., Phases 2 & 3). Phase 2 included three buildings containing approximately 14,100 square feet of storage area and a total of 74 units. Phase 3 included four buildings containing approximately 20,000 square feet of and 144 units. In connection with the 2021 Approval, the Board granted Applicant a variance from Section 135-383.B(7) of the Zoning Ordinance to provide Applicant until June 9, 2024 to pull all permits related to the Project and until June 9, 2025 to complete construction. On August 4, 2021, the Board granted the Applicant a time extension to install a required landscaping buffer during Phase 3 of the development instead of during Phase 2.

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Following the 2021 Approval, Applicant encountered numerous challenges in proceeding with the development because the Pennsylvania Department of Environmental Protection (“DEP”) required closure of the Project’s existing Erosion and Sediment Pollution Control Permit (“E&S Permit”) as a condition for any future development approvals. The E&S Permit was initially obtained by Applicant’s predecessor in connection with the 2002 Approval.

During the E&S Permit closure process, Applicant began exploring alternative development plans for the remaining components of the Project. In connection therewith, on June 7, 2023, Applicant submitted an application to modify the 2021 Approval to accommodate the new proposed development scheme, which included the construction of five miniwarehouse buildings containing a total of 260 units in a single phase (the “Revised Site Plan”). The Applicant received approval of the modification, along with a variance from Section 135-165(A)(1) of the Zoning Ordinance to permit buildings that do not meet the minimum height requirement of 20 feet for principal buildings in the Light Industrial Zoning District.

At this time, Applicant is requesting an extension of the time to pull permits and to complete construction under all of the previously referenced approvals pursuant to Section 135-383.B(7) of the Zoning Ordinance. Specifically, Applicant is requesting that the time to pull all permits be extended to June 9, 2026, and that the time to complete construction be extended to June 9, 2027. Though Applicant has made substantial progress in the past year in readying the plans for recording, Applicant does not anticipate recording the plans by June 9, 2025.

Please place this matter on an upcoming Zoning Hearing Board agenda and advise me of the date that it will be addressed by the Board.

Sincerely,

McNEES WALLACE & NURICK LLC

By



Claudia Shank

Attachments

cc: Pete McDaniel
David Bitner, PE