

RECEIVED

Aug 05 2025

MOUNT JOY TOWNSHIP

ZHB Case # 250014

Mount Joy Township

8853 Elizabethtown Rd

Elizabethtown, PA 17022

Phone: (717)367-8917 - Fax: (717)367-9208

Zoning Hearing Board Application

1. Applicant Information

Name: IES PA RE, LLC

Address: 1650 Steel Way Drive

City/State/Zip: ~~Elizabethtown, PA 17022~~
Mount Joy, PA 17552

Phone: 717-653-8111

Fax: _____

E-mail: r.sine@greinerindustries.com

2. Landowner Information (if different from the Applicant)

Name: Same as applicant

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: 1650 Steel Way Drive

City/State/Zip: ~~Elizabethtown, PA 17022~~ Mount Joy, PA 17552

Existing Use: Industrial Proposed Use: Industrial

Total Property Area (Sq. Ft. or Acres): 58.11 acres

FOR TOWNSHIP USE ONLY

Date Application Received: August 5, 2025

Date Application to be heard: September 3, 2025

Tax Parcel #: 461-15379-0-0000

Zoning District: Light Industrial District (LI)

Application Denied/Approved: _____

4. Request for Special Exception

Section(s) of Zoning Ordinance for which a Special Exception is requested:

135-163.C

Provide an explanation of your proposal, particularly, why you need a special exception and for what type of use the special exception is being requested for:

See narrative

This site is suitable for a Special Exception Use because:

See narrative

How will the request affect adjacent properties? (Dust, noise, fumes, odors, glare, increased traffic, character of the neighborhood etc.):

See narrative

5. Expansion of Special Exception Uses

Are there any existing nonconformities on the lot, if so list them:

Existing and proposed square footage of the structure:

Percentage of Expansion:

Existing front, side and rear yard setbacks:

Proposed front, side and rear yard setbacks:

6. Request for a Variance

Section(s) of the Zoning Ordinance for which a Variance is requested:

135-166.A; 135-166.B; 135-299.B.(1) and Section 135-299.B.(3)

Why do you need a variance and what is your proposed alternative from the requirements of the Township Zoning Ordinance?

See narrative

What physical characteristics of the property prevent it from being used for any of the permitted uses in your zoning district? (Topography, size and shape of lot, environmental constraints, etc.):"

See narrative

Explain how the requirements of the Zoning Ordinance would result in difficulties or undue hardships in the use of your property, buildings and/or structures:

See narrative

Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

See narrative

7. Certification

I/we, the undersigned, do hereby certify that:

1. The information submitted here in is true and correct to the best of my/our knowledge and upon submittal becomes public record.
2. Fees are not refundable, and payment does not guarantee approval of the Zoning Hearing Board Application.
3. All additional required written graphic materials are attached to this application

Rick T. Sims
Applicant Signature

7/29/25
Date Signed

Rick T. Sims
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)

NARRATIVE

MOUNT JOY TOWNSHIP ZONING APPLICATION GREINER INDUSTRIES, INC – 1650 STEELWAY DRIVE

The property is located at 1650 Steel Way Drive, Mount Joy, PA and contains the current Greiner Industries steel fabrication business. The property is adjacent to Freedom Outfitters (formerly, Kinsey Archery) and Steel Way Drive to the west, Mount Pleasant Road to the east, Miller Road to the north, and an agricultural property owned by Franklin Greiner. The subject property is identified as Lancaster County Tax Account Number 461-15379-0-0000 and Deed Instrument Number 6778150. The property is currently located in the LI Light Industrial zoning district. The owner of record is IES PA RE, LLC. There is a dedicated right of way, owned by Mount Joy Township, which traverses the property from Steel Way Drive to Mount Pleasant Road. The total property is 58.11 acres.

Greiner Industries is proposing to construct a storage area and access drive. The storage area will connect to the existing business which will provide internal vehicular circulation. There are no proposed buildings for the storage area. Currently, items are stored on the west side of the Paint Building. The current configuration involves products constantly being moved to accommodate vehicular access and storage of products. Greiner is in constant need of storage space to accommodate customers' needs such as incoming items to complete their projects, completed items waiting for installation, and equipment shipped here for the Crane/Mechanical service to install. The expansion of the existing laydown / storage area will create more efficiency and allow for future storage areas. There are no new employees associated with the storage area. There is an evergreen landscape screen adjacent to the residential uses along the northern portion of the site.

There is previous zoning decisions related to the Special Exception to Section 135-163.C for the expansion of an industrial use not specifically referenced by Section 135-162.E:

- Zoning Case No. 03-2015 for the 40,000 square feet Paint Building (constructed)
- Zoning Case No. 05-2016 for the 16,000 square feet Rolling and Forming Expansion (constructed)
- Zoning Case No. 200005 for the 100,000 square feet Bridge Building and gravel storage area (not constructed)

In order for Greiner Industries to move forward with the proposed site improvements, we are respectfully requesting the following zoning relief, described in greater detail below.

SPECIAL EXCEPTIONS

1. Special Exception pursuant to **Section 135-163.C** for the expansion of an industrial use not specifically referenced by Section 135-162.E of the ordinance for uses within the Industrial zoning district.

VARIANCES

1. Variance pursuant to **Section 135-166.A** which requires when an industrial use is located adjoining a residential district or a lot that is available for residential use, the required yards that share said boundary shall contain a residential buffer strip consisting of a mix of evergreen and deciduous trees to screen buildings, off-street parking and loading areas from view.
2. Variance pursuant to **Section 135-166.B** which requires all yards shall contain a landscape strip that is a minimum 15 feet wide. Landscaping strips shall be installed, maintained, and contain appropriate materials in accordance with Section 135-299.
3. Variance pursuant to **Section 135-299.B.(1) and Section 135-299.B.(3)** which requires a landscape strip shall be a minimum of 10 feet wide for non-residential use unless a greater width is required by another section of this chapter. The landscape strip requires for every 750 square feet of the required landscape strip, one shade/ornamental tree shall be provided in the required landscape strip.

As mentioned above, Greiner Industries is requesting a special exception and variances from sections of the zoning ordinance in connection with the proposed site improvements. The special exceptions and variances and justifications are set forth below.

SPECIAL EXCEPTIONS

1. Special Exception pursuant to **Section 135-163.C** for the expansion of an industrial use not specifically referenced by Section 135-162.E of the ordinance for uses within the Industrial zoning district. **The request is for a special exception for the storage area.**

The proposed storage area is located north of the existing business. The storage area will connect to the existing business which will provide internal vehicular circulation. There are no proposed buildings for the storage area. Currently, items are stored on the west side of the Paint Building. The current configuration involves products constantly being moved to accommodate vehicular access and storage of products. Greiner is in constant need of storage space to accommodate customers' needs such as incoming items to complete their projects, completed items waiting for installation, and equipment shipped here for the Crane/Mechanical service to install. The existing business utilizes gravel areas for storage and the expansion of the existing laydown / storage area will create more efficiency and allow for future storage areas. There are no new employees associated with the storage area.

The storage area does not encroach into any of the required setbacks and does not exceed impervious coverage for the overall lot and for the separate storage area lot. There is an evergreen landscape screen adjacent to the residential uses along the northern portion of the site.

There are previous special exceptions granted for the expansion of the industrial use for Greiner Industries which consisted of building additions, a new building, and storage area.

General Special Exception Criteria - Section 135-383.B

Section 135-383.B of the zoning ordinance sets forth general Special Exception requirements, which are satisfied below:

- 1) Compliance with this Chapter. The applicant shall establish by credible evidence compliance with all conditions on the special exception enumerated in the section which gives the applicant the right to seek the special exception. The applicant shall present to the Board with sufficient plans, studies, or other data to demonstrate compliance with all applicable regulations.

The application presented provides the required information in support of the special exception request.

- 2) Traffic and Public Services. The applicant shall establish by credible evidence that the proposed special exception shall be properly serviced by all existing public service systems. The peak traffic generated by the subject of the application shall be accommodated in a safe and efficient manner or improvements made in order to effect the same. Similar responsibilities shall be assumed with respect to other public service systems, including but not limited to police protection, fire protection, utilities, park and recreation.

The site is served and will continue to be served by public sewer and on-lot water. There are no buildings associated with the storage area. There are no new employees and no increase in truck traffic which does not impact the traffic for the site. The surrounding street network is adequate for the storage area. The existing site access from Steelway Drive will remain. The storage area will connect to the existing business which will provide internal vehicular circulation. The site provides adequate access for all emergency vehicles.

- 3) Site Planning. The applicant shall establish by credible evidence that the proposed special exception shall be in and of itself properly designed with regard to internal circulation, parking, buffering, and all other elements of proper design as specified in this Chapter and any other governing law or regulation.

The storage area will connect to the existing business which will provide internal vehicular circulation and the opportunity to provide site security with controlled access by Greiner employees only. In addition, this undeveloped lot frees up circulation space for vehicles, trucks and cranes thereby making it safer for pedestrians and vehicles in the main area. All products will remain on the Greiner Industries facility based on the internal circulation provided by the proposed access drives and existing internal circulation. There are adequate areas for truck movement through the site and storage of

products. There are no required parking spaces since there are no new employees or new buildings.

There is an evergreen landscape screen adjacent to the residential uses along the northern portion of the site. In addition, there is a required 80 feet setback from the adjoining residential uses. The storage area does not encroach into the required setback.

- 4) Neighborhood. The proposed special exception shall not substantially injure or detract from the use of the neighboring property or from the character of the neighborhood, and the use of the property adjacent to the area included in the special exception application shall be adequately safeguarded.

The existing property and the adjacent properties are all within the Industrial zoning district. The proposed storage area location minimizes the impact on the surrounding properties. There is a required 80 feet setback from the residential uses and the storage area does not encroach into the setback. There is an evergreen landscape screen adjacent to the residential uses along the northern portion of the site. The existing business utilizes gravel areas for storage and the expansion of the new storage area will permit additional products to be stored and create better on site efficiency. The use will not detract from the character of the neighborhood.

- 5) Safety. The applicant shall establish by credible evidence that the proposed use will not create a significant hazard to the public health and safety, such as fire, toxic or explosive hazards.

The proposed use will not create a hazard to public safety. The storage area will not contain any toxic or explosive hazards.

- 6) The Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of and ensure compliance with the MPC and this Chapter, which conditions may include plantings and buffers, harmonious designs of buildings and the elimination of noxious, offensive or hazardous elements.

The applicant is willing to accept reasonable conditions that the Board deems necessary to approve the requested zoning relief.

- 7) Unless otherwise specified by the Board or by law, a special exception shall expire if the applicant fails to obtain a zoning permit within one year from the date of authorization thereof by the Board or by the court if such special exception has been granted after an appeal or fails to complete any erection, construction, reconstruction, alteration or change in use authorized by the special exception approval within two years from the date of authorization thereof by the Board or by court if such special exception has been granted after an appeal. The Board, upon written application and for reasonable cause shown, may extend the approval for an additional period of up to two years.

VARIANCES

1. Variance pursuant to **Section 135-166.A** which requires where an industrial use is located adjoining a residential district or a lot that is available for residential use, the required yards that share said boundary shall contain a residential buffer strip consisting of a mix of evergreen and deciduous trees to screen buildings, off-street parking and loading areas from view.

The request is to not install deciduous trees and install two rows of evergreen trees. The proposed trees are Norway Spruce. The Norway Spruce has a mature height of 40-60 feet and a mature width of 25-30 feet. It has a fast growth rate. Evergreen trees maintain their foliage year round and provide a denser screen. In addition, the evergreen trees provide screening from ground level to the top of the tree whereas deciduous trees typically have foliage which is above the ground and becomes higher as the tree matures.

2. Variance pursuant to **Section 135-166.B** which requires all yards shall contain a landscape strip that is a minimum 15 feet wide. Landscaping strips shall be installed, maintained, and contain appropriate materials in accordance with Section 135-299.

The request is to not install the trees for the 15' landscape strip in all yards with the exception of the yards adjacent to the residential uses.

The storage area is adjacent to the existing business and dedicated right of way of the future street. There is no benefit to screen the storage area from the existing business for security reasons and the daily business operations.

The storage area is adjacent to Mount Pleasant Road and the adjacent industrial zoned property. The adjacent property is Hershey Excavating which utilizes the property for the storage of construction equipment. The proposed storage area is a compatible use to the adjacent property and the screening would not provide a benefit.

The storage area is adjacent to the adjacent industrial zoned property. The adjacent property is Freedom Outfitters warehouse which utilizes the property for the interior warehouse of products associated with the business. The proposed storage area is a compatible use to the adjacent property and the screening would not provide a benefit. There is an existing tree row along the property which screens a portion of the Freedom Outfitters property.

The storage area is adjacent to Miller Road and the adjacent industrial zoned properties. The adjacent properties are two residential uses. The proposed landscape screen contains two rows of evergreen trees which provides adequate screening. The storage area does not encroach into the required 80 feet setback.

3. Variance pursuant to **Section 135-299.B.(1) and Section 135-299.B.(3)** which requires a landscape strip shall be a minimum of 10 feet wide for a non-residential use unless a greater width is required by another section of this chapter. The landscape strip requires

for every 750 square feet of the required landscape strip, one shade/ornamental tree shall be provided in the required landscape strip.

The 15 foot landscape strip per Section 135-166.B supersedes the 10 foot strip. The request is to not install the trees for the 15' landscape strip in all yards with the exception of the yards adjacent to the residential uses and not install the required number of trees. The total area of the landscape strip is 36,339 square feet which requires 49 trees. There are 36 proposed trees along the two residential properties to meet the screening requirements for the residential uses.

General Variance Criteria – Section 135-383.C

Section 135-383.C of the zoning ordinance sets forth general variance requirements, which are satisfied as follows:

- (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of a lot size, or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions generally created by the provisions of this chapter in the neighborhood of or district in which the property is located.

The property existed prior to the current zoning regulations regarding the landscape strip. The storage area is adjacent to public roads, compatible uses, and the existing business. There is proposed screening adjacent to the residential uses. The property and all adjacent properties are within the Industrial zoning district.

- (b) Because of such physical circumstances or conditions, the subject property cannot be developed in strict conformity with the provisions of this chapter; therefore, we are requesting variances to enable the reasonable use of the property on behalf of Greiner Industries to better serve the business in its current location.
- (c) The unnecessary hardships described above were not created by the applicant in connection with the proposed improvements. The properties existed prior to the current zoning regulations in regard to the landscape strip. The current zoning ordinance requires landscape strip requirements based on a 15 foot landscape strip in all yards, residential screening, and certain number of trees based on the 15 foot landscape strip. There are no existing uses for which screening would be effective as it relates to Freedom Outfitters and Hershey Excavating which are compatible uses. In addition, the storage area is adjacent to the existing business and adjacent to Miller Road and Mount Pleasant Road. The existing residential uses are screened by the proposed evergreen landscape screen.
- (d) The variances described above, if authorized, will not alter the essential character of the neighborhood or district in which the subject property is located, nor substantially or permanently impair the appropriate use of development of adjacent property nor be detrimental to the public welfare. The location of the storage area is the logical expansion of the business. Currently, the existing storage area has exceeded capacity.

The access to the storage area will be an internal access drive. The proposed improvements are in the Industrial zoning district which authorizes the storage area.

- (e) The variances, if authorized, represent the minimum variances that will afford relief and will represent the least modification possible of the regulations in issue. The plan indicates compliance with all other zoning requirements as it relates to the site improvements.

The applicant is willing to accept reasonable conditions that the Board deems necessary to approve the requested zoning relief.

CONCLUSION

In conclusion, based on the information set forth above, we respectfully request that the Mount Joy Township Zoning Hearing Board grant the requested relief, which will enable Greiner Industries to construct the site improvements as proposed within the Township to better serve its client base for one central location. The special exception and variances would allow the highest and best use of the subject property without compromising the neighboring properties or the character of the neighborhood.



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

159 Merts Drive, Elizabethtown, PA 17022
717.367.8917 • 717.653.4959 • 717.367.9208 fax
www.mtjoytwp.org

May 19, 2015

Franklin B. Greiner, Jr.
Greiner Industries, Inc.
1650 Steel Way Drive
Mount Joy, PA 17552

Re: Mount Joy Township Zoning Hearing Board – Franklin B. Greiner, Jr.
Zoning Case No. 03-2015.

Dear Mr. Greiner:

As a result of a public hearing held on May 6, 2015, the Mount Joy Township Zoning Hearing Board (the "Board") voted unanimously to grant the following request on the Application made by Franklin B. Greiner, Jr. for the property located at 1650 Steel Way Drive, Mount Joy, PA 17552, Tax Parcel ID # 461-15379-0-000 (the "Property") in accordance with the Mount Joy Township Zoning Ordinance of 2012, as amended (the "Ordinance"):

- (i) A Special Exception pursuant to Section 135-163.C of the Ordinance to permit an industrial use involving warehousing, manufacturing, processing, etc.; and
- (ii) A Special Exception pursuant to Section 135-343.G of the Ordinance to permit the reduction of the number of required off-street parking spaces.

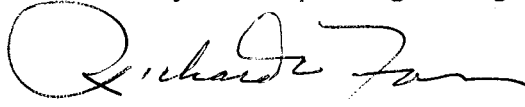
Applicant is requesting the above Special Exceptions to permit the construction of a new building on the Property to be utilized as an additional painting facility for the existing business located on the Property.

The Special Exceptions shall be subject to the following conditions and safeguards which the Board deems necessary to implement the purposes of the Ordinance and the Pennsylvania Municipalities Planning Code:

1. The Applicant and/or the owner of the Property shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted.
2. The Applicant shall plant replacement trees in the section of existing landscaping located along Mount Pleasant Road [to replace those trees which have died since first being planted] in addition to the landscaping that is being proposed as part of this land development project.
3. The Applicant shall provide/submit a lighting plan for all proposed and existing lighting on the Property prior to the submission and subsequent issuance of any permit(s) for construction in order that the Mount Joy Township Zoning Officer can determine if all lighting is in compliance with the provisions of the Ordinance.
4. The Applicant and/or the owner of the Property shall apply for and obtain all necessary permits prior to commencing any construction activities.
5. The Applicant and/or the owner of the Property shall comply with the provisions contained in Chapter 125 of the Code of Ordinances of the Township of Mount Joy, i.e. Mount Joy Township Impact Fee Ordinance.

6. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on May 6, 2015, except to the extent modified by the conditions imposed by the Board herein.

Mount Joy Township Zoning Hearing Board



For: Thomas N. Campbell, Chairman
James E. Hershey, Vice Chairman
Gregory R. Hitz, Sr., Secretary

JRH:adp

Pc: Sarah Yocum Rider, Esq.
Brian R. Cooley, ASLA
Zoning Hearing Board Members
Board of Supervisors
File



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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717.367.8917 • 717.653.4959 • 717.367.9208 fax
www.mtjoytwp.org

April 25, 2016

Franklin Greiner, Jr.
1650 Steel Way
Mount Joy, PA 17552

Re: Mount Joy Township Zoning Hearing Board – Franklin Greiner, Jr.
Zoning Case No. 05-2016

Dear Mr. Greiner:

As a result of a public hearing held on April 6, 2016 the Mount Joy Township Zoning Hearing Board (the "Board") voted unanimously to grant the following request on the Application made by Franklin Greiner, Jr. for the property located at 1650 Steel Way, Mount Joy, PA 17552, Tax Parcel ID #461-15379-0-0000 (the "Property") in accordance with the Mount Joy Township Zoning Ordinance of 2012, as amended (the "Ordinance"):

- (i) A Special Exception pursuant to Section 135-163.C of the Ordinance for the expansion of an industrial use not specifically referenced by Section 135-162.E of the Ordinance; and
- (ii) A Special Exception pursuant to Section 135-343.G of the Ordinance for the reduction of the number of required off-street parking spaces.

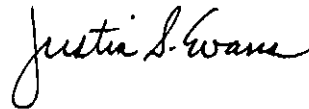
The Applicant desires to expand an existing industrial operation on the Property with the construction of a building addition.

The Special Exceptions shall be subject to the following conditions and safeguards which the Board deems necessary to implement the purposes of the Ordinance and the Pennsylvania Municipalities Planning Code:

1. The Applicant and/or the owner(s) of the Property shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted.
2. The Applicant shall prepare, submit and gain approval of a land development plan in accordance with Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance or, in lieu thereof, obtain a waiver of having to gain approval of the same, via the Mount Joy Township Planning Commission.

3. The Applicant shall provide lighting consistent with the lighting plan submitted as part of the Application, or with an alternative lighting plan that is deemed to be compliant with Chapter 135 of the Code of Ordinances of the Township of Mount Joy by the Zoning Officer.
4. The Applicant shall plant a vegetated buffer consisting of evergreen trees to screen the subject building to the north, consistent with the site plan exhibit submitted as part of the Application.
5. The Applicant and/or the owner of the Property shall apply for and obtain all necessary permits prior to commencing any construction activities.
6. The Applicant and/or the owner of the Property shall comply with the provisions contained in Chapter 125 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Impact Fee Ordinance.
7. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on April 6, 2016, except to the extent modified by the conditions imposed by the Board herein.

Mount Joy Township Zoning Hearing Board



For: Thomas N. Campbell, Chairman
James E. Hershey, Vice Chairman
Gregory R. Hitz, Sr., Secretary

JRH:adp

cc: Zoning Hearing Board Members
Board of Supervisors
Sarah Yocum Rider, Esquire, Barley Snyder
Brian Cooley, D.C. Gohn Associates



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

July 6, 2020

Frank Greiner
Greiner Industries
1650 Steel Way Drive
Mount Joy, PA 17552

Re: Mount Joy Township Zoning Hearing Board – Greiner Industries (Bridge Building)
Zoning Case No. 200005

Dear Mr. Greiner,

As a result of a public hearing held on July 1, 2020, the Mount Joy Township Zoning Hearing Board (the “Board”) voted unanimously to grant the following request on the Application made by Greiner Industries on the property located at 2800 & 2843 Mount Pleasant Road, Mount Joy, PA 17552, Tax Parcel ID # 461-56548-0-0000 & # 461-89922-0-0000 (the “Properties”) in accordance with the Mount Joy Township Zoning Ordinance of 2012, as amended (the “Ordinance”):

- (i) A Special Exception from Section 135-163.C of the Ordinance to expand an industrial use on the Properties;
- (ii) A Special Exception from Section 135-343.G of the Ordinance to reduce the required number of off-street parking spaces on the Properties;
- (iii) A Variance from Section 135-166 of the Ordinance regarding the requirement to provide a residential buffer strip;
- (iv) A Variance from Section 135-299.B(1) of the Ordinance regarding the requirement to provide a non-residential landscape strip;
- (v) A Variance from Section 135-299.C of the Ordinance regarding the landscape screen;
- (vi) A Variance from Section 135-326.E of the Ordinance to allow outdoor storage of materials; and
- (vii) A Variance from Section 135-383.C(3) of the Ordinance regarding the time requirement in which the applicant shall obtain a zoning permit for and complete construction of the proposed improvements.


The Applicant desires to construct a 100,000 square foot bridge building on the 2800 Mount Pleasant Road property. Two access drives will connect to the main facility area across the

common lot line. A fenced in 60,000 square foot stone storage area is proposed on the 2843 Mount Pleasant Road property to provide an area for customer storage and overflow storage of products and materials related to the steel proceeding activities at the main site. In addition to the fence around the proposed area, thirteen (13) trees will be planted for screening from Mount Pleasant Road.

The Special Exceptions and Variances shall be subject to the following conditions and safeguards which the Board deems necessary to implement the purposes of the Ordinance and the Pennsylvania Municipalities Planning Code:

1. The Applicant shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted.
2. The Applicant shall obtain approval of a Land Development Plan, or wavier thereof, pursuant to Chapter 119 of the Ordinance, known as the Subdivision and Land Development Ordinance.
3. The Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
4. The Applicant shall comply with all applicable provisions set forth in Chapter 125 of the Ordinance known as the Impact Fee Ordinance.
5. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and all evidence presented to the Board at the hearing held on July 1, 2020, except to the extent modified by the conditions imposed by the Board herein.

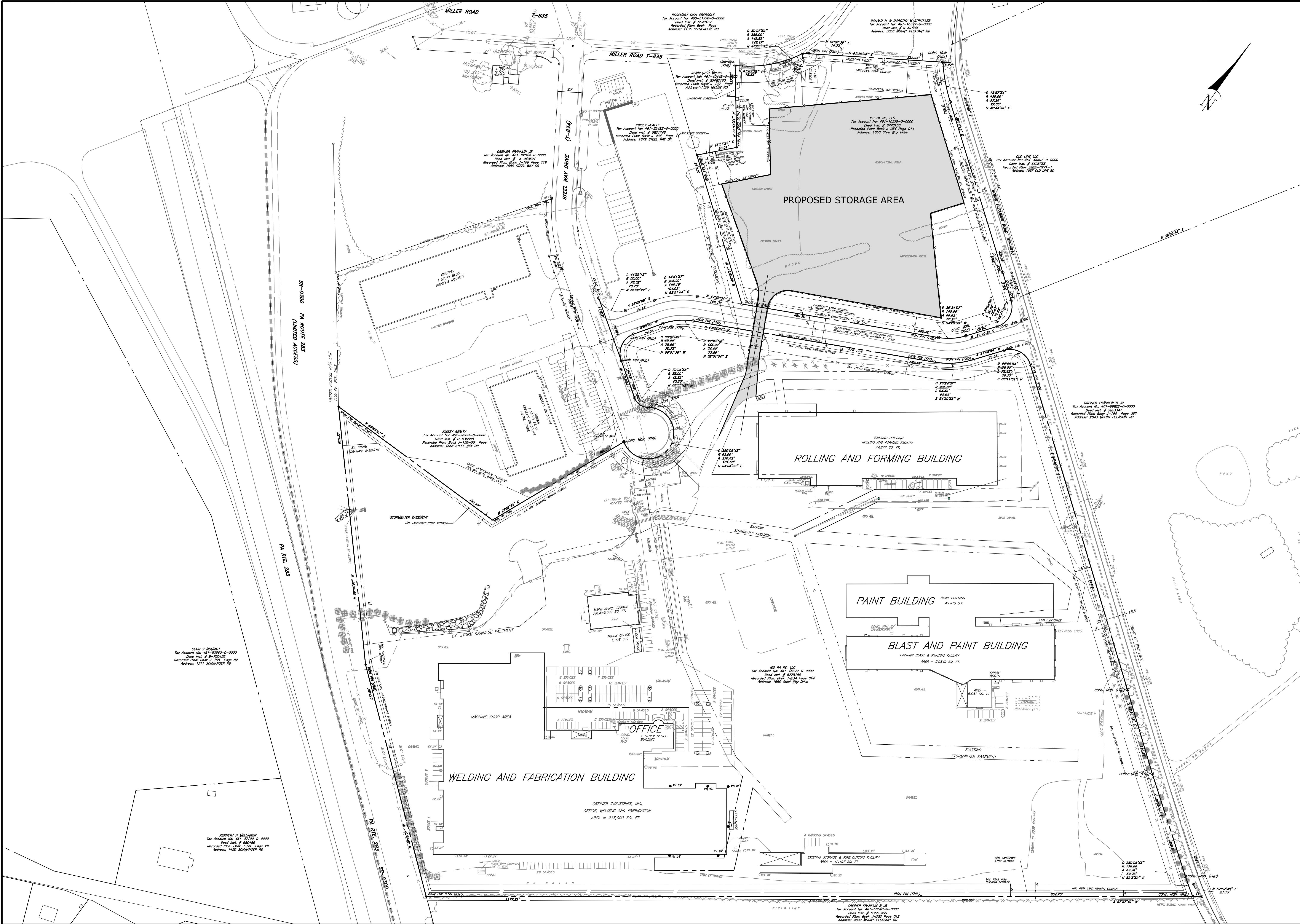
Mount Joy Township Zoning Hearing Board



Justin S. Evans, AICP
Township Manager/Zoning Officer

For: Thomas N. Campbell, Chairman
James E. Hershey, Vice Chairman
Gregory R. Hitz, Sr., Secretary
Robert F. Newton, Jr. Alternate

cc: Zoning Hearing Board Members
Board of Supervisors



OWNER		NAME		ADDRESS	
IES PA RE, LLC		1650 STEEL WAY DRIVE		ELIZABETHTOWN, PA 17022	

PROJECT NO.:		DATE:		PARTY CHIEF:		DRAWN BY:		CHECKED BY:		SCALE:	
3677-54		AUGUST 6, 2025		CRG		BRC		BRC		1"=100'	

OVERALL SITE PLAN		FOR		ZONING HEARING BOARD		GREINER INDUSTRIES	

DRAWING #:		SHEET #:	
CG-3008		1 OF 2	

SOURCE OF TITLE:		DEED REF:		PAGE	
DEED REF: 6778150		600-15379-0-0000		PAGE 055	

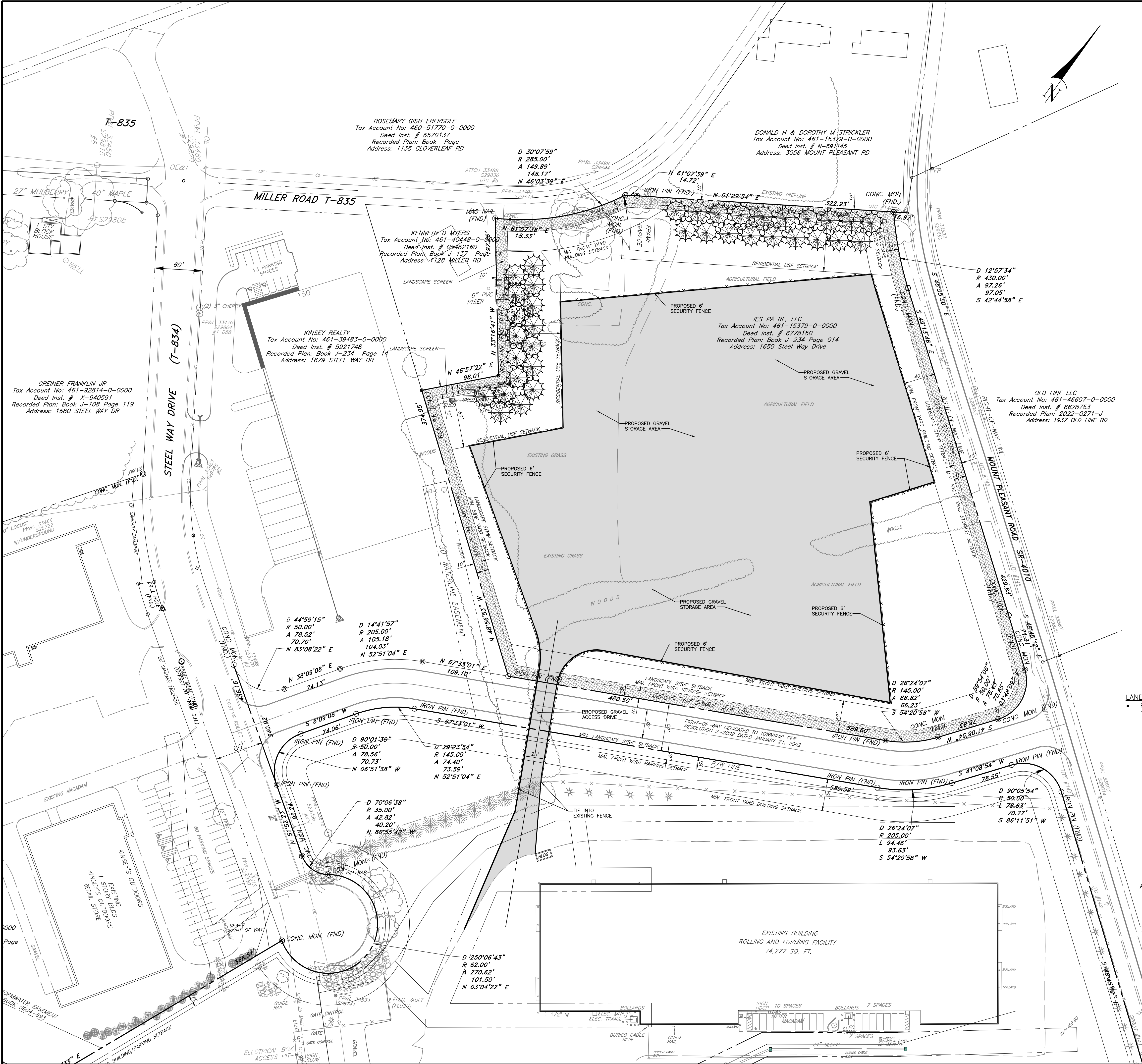
RECORDED PLANS:		PAGE	
RECORDED PLANS: 1-234		PAGE 015	

REVISIONS		DATE	

dc gohn Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 663-5308
www.dcgohn.com

Surveyors - Engineers
Landscape Architects



ZONING DATA

- DISTRICT LI LIGHT INDUSTRIAL
- MIN. LOT AREA 20,000 SQ.FT. (PUBLIC SEWER; ON LOT WATER)
- MIN. LOT WIDTH 75' (● BUILDING SETBACK LINE)
- MIN. LOT DEPTH 125'
- MIN. FRONT YARD 40' BUILDING; 15' OFF-STREET PARKING/OUTDOOR STORAGE AREAS
- MIN. SIDE YARD 15' BUILDING & OFF-STREET PARKING/OUTDOOR STORAGE AREAS
- MIN. REAR YARD 30' BUILDING; 15' OFF-STREET PARKING/OUTDOOR STORAGE AREAS
- RESIDENTIAL YARD 80' BUILDING, OFF-STREET PARKING/OUTDOOR STORAGE ARE WHEN ADJACENT TO RESIDENTIAL DISTRICT OR LOT USED FOR RESIDENTIAL PURPOSES
- LANDSCAPE STRIP 15' ALL YARDS
- MAX. BLDG. COVERAGE... 60%
- MAX. IMPER. COVERAGE.. 70%
- MAX. BLDG. HEIGHT..... 50'
- EX. BLDG. COVERAGE..... 17.0% (430,725 S.F.)
- EX. IMPER. COVERAGE..... 60.4% (1,528,692 S.F.)

ZONING DATA SHOWN AS PER ZONING ORDINANCES
IN EFFECT AT THE TIME OF THIS SURVEY.

SITE DATA

- TOTAL LOT AREA 2,531,091.98 SQUARE FEET
- NUMBER OF LOTS 1
- NUMBER OF ACRES 58.11 ACRES
- DENSITY 0.02
- ZONING LI - LIGHT INDUSTRIAL
- EXISTING LAND USE INDUSTRIAL
- PROPOSED LAND USE INDUSTRIAL
- UNITS OF OCCUPANCY 6
- PROPOSED BUILDING COVERAGE..... 17.0% (430,725 S.F.)
- PROPOSED IMPERVIOUS COVERAGE..69.4% (1,757,353 S.F.)
- PROPOSED PARKING REQUIREMENTS:

SITE DATA - STORAGE LOT ONLY

- TOTAL LOT AREA 385,774.25 SQUARE FEET
- NUMBER OF LOTS 1
- NUMBER OF ACRES 8.856 ACRES
- DENSITY N/A
- ZONING LI - LIGHT INDUSTRIAL
- EXISTING LAND USE INDUSTRIAL
- PROPOSED LAND USE INDUSTRIAL
- UNITS OF OCCUPANCY N/A
- PROPOSED BUILDING COVERAGE..... 0% (0 S.F.)
- PROPOSED IMPERVIOUS COVERAGE..57.4% (221,451 S.F.)

INDUSTRIAL USES:

INDUSTRIAL AND HEAVY MANUFACTURING USES SHALL BE PROVIDED WITH ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT, BUT IN NO CASE SHALL BE LESS THAN ONE SPACE PER 1,000 SQUARE FEET GROSS FLOOR AREA.

THE EXISTING BUILDINGS CONTAIN 430,725 S.F. GROSS FLOOR AREA

430,725 S.F. / 1,000 S.F. = 431 PARKING SPACES REQUIRED

215 EMPLOYEES ON THE LARGEST SHIFT

215 PARKING SPACES PROVIDED (INCLUDES 5 HANDICAP SPACES)

THERE ARE NO NEW EMPLOYEES ASSOCIATED WITH THE PROPOSED STORAGE AREA.

- ZONING NOTES:
- THE TOTAL LOT AREA EXCLUDES THE AREA WITHIN THE DEDICATED RIGHT OF WAY.
 - WHEN A LOT USED OR PROPOSED TO BE USED FOR INDUSTRIAL PURPOSES WITHIN THE LI DISTRICT IS ADJACENT TO A RESIDENTIAL DISTRICT OR A LOT USED FOR RESIDENTIAL PURPOSES, THE MINIMUM SIDE YARD AND REAR YARD SETBACK REQUIREMENT SHALL BE INCREASED TO 80 FEET ALONG SUCH ADJACENT SIDE OR REAR PROPERTY LINE. ALL BUILDINGS, DUMPSTER LOCATIONS, PARKING AREAS, LOADING AREAS AND OUTDOOR STORAGE AREAS SHALL COMPLY WITH THIS REQUIREMENT.
 - RESIDENTIAL BUFFER STRIPS. WHEN AN INDUSTRIAL USE IS LOCATED ADJOINING A RESIDENTIAL DISTRICT OR A LOT THAT IS AVAILABLE FOR RESIDENTIAL USE, THE REQUIRED YARDS THAT SHARE SAID BOUNDARY SHALL CONTAIN A RESIDENTIAL BUFFER STRIP CONSISTING OF A MIX OF EVERGREEN AND DECIDUOUS TREES TO SCREEN BUILDINGS, OFF-STREET PARKING AND LOADING AREAS FROM VIEW. THE LANDSCAPING SHALL BE PLANTED IN A MINIMUM OF TWO STAGGERED ROWS FOR A MORE EFFECTIVE SCREENING EFFECT; THE SPACING OF THE TREES SHALL BE NOT MORE THAN ONE HALF THE MATURE HEIGHTS OF THE TREES. NO FEWER THAN 60% OF THE TREES PLANTED SHALL BE EVERGREEN PLANTINGS. THE MINIMUM HEIGHT OF THE TREES AT THE TIME OF PLANTING SHALL BE FIVE FEET AND THE MINIMUM CALIPER OF TREES AT THE TIME OF PLANTING SHALL BE TWO AND A HALF INCHES.

RESIDENTIAL BUFFER STRIP

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	BB / CONTS
36	NS	Picea abies	Norway spruce	6' Min Height	BB

LANDSCAPE STRIP REQUIREMENTS:

- FOR EVERY 750 SQUARE FEET OF REQUIRED LANDSCAPE STRIP, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED IN THE REQUIRED LANDSCAPE STRIPS.

36,339 S.F. TOTAL LANDSCAPE STRIP AREA / 750 S.F. = 49 TREES REQUIRED
36 TREES PROVIDED

TOTAL LANDSCAPE STRIP AREA

GREINER FRANKLIN B JR
Tax Account No: 461-89922-0-0000
Deed Inst. # 502334
Recorded Plan: Book J-190 Page 037
Address: 2843 MOUNT PLEASANT RD

REVISIONS	DATE

OWNER:	IES PA RE LLC
NAME:	1650 STEEL WAY DRIVE
ADDRESS:	ELIZABETHTOWN, PA 17022

SOURCE OF TITLE: DEED REF: 6778150
 LANC. CO. TAX ACCT.: 460-15379-0-0000
 RECORDED PLANS: 1-234 PAGE 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OWNER:	IES PA RE LLC
NAME:	1650 STEEL WAY DRIVE
ADDRESS:	ELIZABETHTOWN, PA 17022

OWNER:	IES PA RE LLC
NAME:	1650 STEEL WAY DRIVE
ADDRESS:	ELIZABETHTOWN, PA 17022

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph- (717) 663-5308
 www.dgohn.com

dc gohn
 Associates, Inc.

Surveyors - Engineers
 Landscape Architects

PROJECT NO.: 3677-54	DATE: AUGUST 6, 2025
PARTY CHIEF: CRG	DRAWN BY: BRC
CHECKED BY: BRC	SCALE: 1"=60'

SITE PLAN
 FOR
ZONING HEARING BOARD
GREINER INDUSTRIES

MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #:	CG-3008
SHEET #:	2 OF 2



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytp.org

August 8, 2025

Certified Mail # 9407 1118 9876 5475 6597 27

Certified Mail # 9407 1118 9876 5475 6599 70

IES PA RE, LLC
1650 Steel Way Drive
Mount Joy, PA 17552

IES PA RE, LLC
2 Riverway Suite 1730
Houston, TX 77056

Re: Proposed Outdoor Storage Area
Property Located at 1650 Steel Way Drive, Mount Joy, PA 17552
Tax Parcel Account #461-15379-0-0000
Case #250014

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on August 5, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, September 3, 2025** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You have provided a site plan depicting the proposed outdoor storage area on the subject property. The site plan and a Google Aerial Image of the property (Exhibit T-1) will be provided to the Zoning Hearing Board along with your full application package.
- 1650 Steel Way Drive contains the Greiner Industries facility and an open space area separated by a public right-of-way to be used as a future road. The site is located within the LI – Light Industrial District. The proposed outdoor storage area requires special exception approval since it will expand an industrial use not specifically referenced by Section 135-162.E of the Zoning Ordinance.
- The applicant is seeking and has requested approval of the proposed project via Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012. The following requests have been made pursuant to Chapter 135:

Special Exception

- (1) Chapter 135, Article XVII, §135-163.C – expansion of an industrial use not specifically referenced by Section 135-162.E

Variances

- (2) Chapter 135, Article XVII, §135-166.A – residential buffer strip
- (3) Chapter 135, Article XVII, §135-166.B – landscaping strip
- (4) Chapter 135, Article XXIII, §135-299.B(1) – landscape strip
- (5) Chapter 135, Article XXIII, §135-299.B(3) – tree planting in landscape strip

General criteria for special exceptions and variances are found in §135-383 of the Zoning Ordinance. You have addressed these criteria in the narrative of the application package.

In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

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 obtain Land Development Plan approval from the Mount Joy Township Planning Commission, or a waiver thereof. If a waiver is granted by the Planning Commission, applicant shall gain approval of a Stormwater Management Site Plan.
3. Applicant shall apply for and obtain the appropriate permits from Mount Joy Township for the proposed improvements.
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 September 3, 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.

The Township reserves its right to revise, amend and/or extend the aforementioned list of recommended conditions of approval based upon the testimony presented at the hearing. Please note that these conditions are a recommendation from the Township. If the Mount Joy Township Zoning Hearing Board approves the application, they may change or add conditions if they determine such actions are appropriate based on the testimony and evidence presented and submitted at the hearing.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

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

Justin S. Evans, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: IES PA RE, LLC – First Class Mail
DC Gohn Associates – via Email
MJT Zoning Hearing Board
File

Enclosures

