



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, September 3, 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 August 6, 2025 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. Zoning Case #250013
 - a. Applicant/Landowner: RVTS Enterprises, LLC
 - b. Property Location: 1054 Dairy Lane, Elizabethtown, PA 17022; Tax Parcel ID #460-68253-0-0000
 - c. Zoning District: (C-1) Limited Commercial District
 - d. Special Exception Request:
 - 1) Chapter 135, Article I, §135-7 – uses not specifically provided forThe applicant is requesting to construct a solar panel array as a principal use occupying less than 1 acre.
7. Zoning Case #250014
 - a. Applicant/Landowner: IES PA RE, LLC
 - b. Property Location: 1650 Steel Way Drive, Mount Joy, PA 17552; Tax Parcel ID #461-15379-0-0000
 - c. Zoning District: (LI) Light Industrial District
 - d. Special Exception Request:
 - 1) Chapter 135, Article XVII, §135-163.C – expansion of an industrial use not specifically referenced by Section 135-162.E
 - e. Variance Requests:
 - 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

The applicant is requesting to construct an outdoor storage area.

8. Zoning Case #250015

- a. Applicant/Landowner: Crystal & Mark Underkoffler
- b. Property Location: 1270 Mount Gretna Road, Elizabethtown, PA 17022
- c. Zoning District: (OS) Open Space and Conservation District
- d. Variance Request:
 - 1) Chapter 135, Article IV, §135-32 – to increase enrollment of a home day care service to 10 individuals

The applicant is requesting to expand an existing in-home day care service.

- 9. Next regularly scheduled meeting will be held Wednesday, October 1, 2025 beginning at 6:00 P.M.
- 10. Adjournment