



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, November 5, 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 September 3, 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 #250016
 - a. Applicant/Landowner:
 - 1) Jacob B. & Ruth S. Huyard
 - 2) Arthur S. Auker, Jr.
 - b. Property Location:
 - 1) 1835 Rissermill Road, Mount Joy, PA 17552, Tax Parcel ID #461-03206-0-0000
 - 2) 1501 Valleyview Road, Mount Joy, PA 17552, Tax Parcel ID #461-36133-0-0000
 - c. Zoning District: (A) Agricultural District
 - d. Variance Request: Chapter 135, Article IX, §135-85.B – subdivision limitations

The applicants are requesting to convey a 0.88-acre parcel from one property to the other without creating a new building lot.
7. Zoning Case #250017
 - a. Applicant: Bailey Family Limited Partnership
 - b. Landowner: Michael Jon Bailey
 - c. Property Location: 1501 Mill Road, Elizabethtown, PA 17022, Tax Parcel ID #460-33237-0-0000
 - d. Zoning District: (R) Rural District

- e. Variance Request: Chapter 135, Article XXII, §135-246.B – minimum lot size for a manufactured home park

The applicant is requesting to subdivide a single-family home and a manufactured home park onto separate lots.

- 8. Next regularly scheduled meeting is Wednesday, December 3, 2025 beginning at 6:00 P.M.; subject to change based on availability
- 9. Adjournment