MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Mount Joy Township Zoning Hearing Board
Wednesday, April 1, 2026
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 March 4, 2026 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 #260006

   a. Applicant: LNC Outdoor LLC

   b. Landowner: LK Storage LLC

   c. Property Location: 1795 Sheaffer Road, Elizabethtown, PA 17022, Tax Parcel ID #460-84064-0-0000

   d. Zoning District: (MU) Mixed Use

   e. Special Exception Requests:

      (1) Chapter 135, Article XXIV, §135-333.C(8) – erection of a billboard
      (2) Chapter 135, Article XXIV, §135-333.C(9) – erection of a dynamic display sign

   f. Variance Requests:

      (3) Chapter 135, Article XXIV, §135-333.C(8)(a) – billboard size
      (4) Chapter 135, Article XXIV, §135-333.C(8)(g) – billboard height
      (5) Chapter 135, Article XXIV, §135-333.C(8)(h) – billboard setback
      (6) Chapter 135, Article XXIV, §135-333.C(9)(i) – dynamic display sign conformance with billboard requirements

   The applicant seeks approval for the erection of a billboard/dynamic display sign along Route 283.
7. Zoning Case #260007

   a. Applicant/Landowner: Hawthorne Electric, Inc. & David L. Hawthorne

b. Property Location: 1892 W. Main Street, Mount Joy, PA, Tax Parcel ID #461-82955-0-0000 & #461-63146-0-0000

c. Zoning District: (C-2) General Commercial

d. Variance Requests:

(1) Chapter 135, Article XIV, §135-135.F(2) – maximum impervious coverage

(2) Chapter 135, Article XIV, §135-135.E(2) – side yard setback

(3) Chapter 135, Article XIV, §135-135.E(3)(b) – rear yard setback

The applicant seeks approval to construct an ambulance service substation on the subject property.

8. Next regularly scheduled meeting is Wednesday, May 6, 2026 beginning at 6:00 P.M. A special meeting is scheduled for Tuesday, April 14, 2026 beginning at 6:00 P.M. to hear Case #260001.

9. Adjournment