



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
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## Mount Joy Township Zoning Hearing Board Wednesday, June 3, 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 April 1, 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 #260008
  - a. Applicant: Ali & Amir Boutorabi
  - b. Landowner: Akbar & Susan Boutorabi
  - c. Property Location: 583 Trail Road N, Elizabethtown, PA 17022, Tax Parcel ID #460-81845-0-0000
  - d. Zoning District: (A) Agricultural District
  - e. Variance Requests:
    - (1) Chapter 135, Article IX, §135-85.B(1) – subdivision limitations
    - (2) Chapter 135, Article IX, §135-85.C(3) – minimum lot size for agricultural uses
    - (3) Chapter 135, Article XXIII, §135-302.A – animal exercise area setback
    - (4) Chapter 135, Article XXIII, §135-302.C(1) – animal barn setbackThe applicant desires to subdivide the property into three lots.
7. Next regularly scheduled meeting is Wednesday, July 1, 2026 beginning at 6:00 P.M.
8. Adjournment