



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytp.org

July 14, 2026

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Abundant Solar Power, Inc.
700 West Metro Park
Rochester, NY 14623

Clair Mummau
1311 Schwanger Road
Mount Joy, PA 17552

Re: Proposed Solar Energy System
Property Located at 1311 Schwanger Road
Tax Parcel Account #461-52560-0-0000
Case #260012

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on July 8, 2026. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, August 5, 2026** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- Your application proposes the construction of a ground-mounted large scale solar energy system on the subject property, which contains an agricultural operation and residences. Approximately 15.28 acres of the 34.49-acre farm zoned in the (A) Agricultural District will be occupied by the solar array.
- The application package contains a narrative, site plan, decommissioning agreement, and other information as required by §135-313.D(3) of the Zoning Ordinance for the Zoning Hearing Board to consider.
- You are seeking and have 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 special exception request has been made pursuant to Chapter 135:

(1) Chapter 135, Article XXIII, §135-313.D(1) – accessory large scale solar energy system

General criteria for special exceptions are found in §135-383.B of the Zoning Ordinance. Although you submitted a thorough application package with narrative and other supplemental information, I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. You should be prepared to testify specifically to the general criteria for variances as set forth in §135-383.B. Additionally, you may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board.

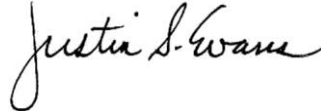
In the event the Mount Joy Township Zoning Hearing Board approves the application, the Township recommends the following conditions be applied to any approvals:

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 approval of a land development plan, or waiver thereof, from the Mount Joy Township Planning Commission.
3. 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 August 5, 2026 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 fluid and cursive, with the first name "Justin" and last name "Evans" clearly legible.

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

Copy: Abundant Solar Power, Inc. – First Class Mail
Clair Mummau – First Class Mail
Cassidy Jane Robinson, PE – via Email
MJT Zoning Hearing Board
File

Enclosures