ZHB Case #_____

Mount Joy Township

8853 Elizabethtown Rd
Elizabethtown, PA 17022
Phone: (717)367-8917 - Fax: (717)367-9208

Zoning Hearing Board Application

1. Applicant Information

Name: Elizabethtown Crossing Associates, LLC (Gabe Clark, Member)

Address: One Tower Bridge 100 Front Street, Suite 560 City/State/Zip: West Conshohocken, PA 19428

Phone: (717) 435-0911 Fax: N/A

E-mail: amiller@catacomm.com

2. Landowner Information (if different from the Applicant)

Name: H. Kenneth Myhre

Address: 7105 Marston Court City/State/Zip: University Park, FL 34201

Phone: N/A Fax: N/A

E-mail: N/A

3. Property Information

Property Address: Various - See attached property information, narrative and site plan.

City/State/Zip: Elizabethtown, PA 17022

Existing Use: Various - see attached narrative and site plan. Proposed Use: Planned Mixed-Use Development

Total Property Area (Sq. Ft. or Acres): Approx. 69.546 acres = Property in the Township (includes approx. 11.371 acres of existing Route 283 ROW & 1.521 acres north of Route 283); but Approx. 56.654 acres = Development Tract in the Township's MU District

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FOR TOWNSHIP USE ONLY

Date Application Received:_____

Date Application to be heard:_____

Tax Parcel #:_____

Zoning District:_____

Application Denied/Approved:_____

4. Request for Special Exception

Section(s) of Zoning Ordinance for which a Special Exception is requested:

Section 135-143.R to Planned Mixed-Use Development in the Mixed Use District

Provide an explanation of your proposal, particularly, why you need a special exception and for what type of use the special exception is being requested for:

See attached narrative and site plan.

This site is suitable for a Special Exception Use because:

See attached narrative.

How will the request affect adjacent properties? (Dust, noise, fumes, odors, glare, increased traffic, character of the neighborhood etc.):

See attached narrative.

5. Expansion of Special Exception Uses

Are there any existing nonconformities on the lot, if so list them:

N/A

Existing and proposed square footage of the structure:

N/A

Percentage of Expansion:

N/A

Existing front, side and rear yard setbacks:

N/A

Proposed front, side and rear yard setbacks:

N/A

6. Request for a Variance

Section(s) of the Zoning Ordinance for which a Variance is requested:

N/A

Why do you need a variance and what is your proposed alternative from the requirements of the Township Zoning Ordinance?

N/A

What physical characteristics of the property prevent it from being used for any of the permitted uses in your zoning district? (Topography, size and shape of lot, environmental constraints, etc.):"

N/A

Explain how the requirements of the Zoning Ordinance would result in difficulties or undue hardships in the use of your property, buildings and/or structures:

N/A

Explain how the granting of a variance will not be a substantial detriment to the public good or a substantial impairment of the intent and purpose of the Zoning Ordinance:

N/A

7. Certification

I/we, the undersigned, do hereby certify that:

1. The information submitted here in is true and correct to the best of my/our knowledge and upon submittal becomes public record.

2. Fees are not refundable, and payment does not guarantee approval of the Zoning Hearing Board Application.

3. All additional required written graphic materials are attached to this application

Applicant Signature

4/30/26
Date Signed

Gabriel L Clark
Applicant's Name (Printed)

H. Kenneth Myhre
Landowner Sign (if different from Applicant)

4/30/2026
Date Signed

H. Kenneth Myhre
Landowner's Name (Printed)

Gabe Clark, Member
Elizabethtown Crossing Associates, LLC
100 Front Street, Suite 560
West Conshohocken, PA 19428

Dear Mr. Clark:

Elizabethtown Crossing Associates, LLC is hereby authorized to file any necessary zoning, land development and permit applications with Mount Joy Township and Elizabethtown Borough, Lancaster County, Pennsylvania, for any approvals required for the development and construction of a planned mixed-use development on the following:

(i) 12 properties in Mount Joy Township identified as:

- Property ID No. 460-45657-0-0000 – Address: 719 Old Hershey Road (+/- 2.3 acres);
- Property ID No. 460-61425-0-0000 – Address: 673 Old Hershey Road (+/- 17.4 acres);
- Property ID No. 460-79215-0-0000 – Address: Hershey Road (+/- 22.8 acres);
- Property ID No. 460-73533-0-0000 – Address: Hershey Road (+/- 1.7 acres);
- Property ID No. 460-43851-0-0000 – Address: 516 Hershey Road (+/- 0.58 acres);
- Property ID No. 460-91962-0-0000 – Address: 413 Hershey Road (+/- 0.82 acres);
- Property ID No. 460-91350-0-0000 – Address: 411 Hershey Road (+/- 0.2 acres);
- Property ID No. 460-81320-0-0000 – Address: 391 Hershey Road (+/- 0.65 acres);
- Property ID No. 460-61449-0-0000 – Address: Hershey Road (+/- 4.5 acres);
- Property ID No. 460-04347-0-0000 – Address: Mount Gretna Road (+/- 2.93 acres);
- Property ID No. 460-81037-0-0000 – Address: Hershey Road (+/- 4.0 acres); and
- Property ID No. 460-57508-0-0000 – Address: Hershey Road (+/- 1.1 acres); and

(ii) two (2) properties in Elizabethtown Borough identified as:

- Property ID No. 250-70244-0-0000 – Address: 101 Ironstone Drive (+/- 2.13 acres); and
- Property ID No. 250-69513-0-0000 – Address: 100 Ironstone Drive (+/- 1.83 acres).

Sincerely,

By: H. Kenneth Myhre
Name: H. Kenneth Myhre

PROPERTY INFORMATION
ZONING HEARING BOARD APPLICATION
ELIZABETHTOWN CROSSING ASSOCIATES, LLC
ELIZABETHTOWN CROSSINGS
HERSHEY ROAD / OLD HERSHEY ROAD

Parcel	Parcel ID No.	Address	General Use / Development Character
W-1	460-61425-0-0000	673 Old Hershey Road	Agriculture
W-2	460-61449-0-0000	Hershey Road	Vacant
W4	460-91350-0-0000	411 Hershey Road	Commercial
W-3	460-91962-0-0000	413 Hershey Road	Residential
W-5	460-81320-0-0000	391 Hershey Road	Residential
W-6	460-45657-0-0000	719 Old Hershey Road	Residential
E-1	460-43851-0-0000	516 Hershey Road	Vacant
E-1	460-73533-0-0000	Hershey Road	Vacant
E-1	460-79215-0-0000	Hershey Road	Vacant and ROW of Route 283
E-2	460-57508-0-0000	Hershey Road	Vacant
E-3	460-81037-0-0000	Hershey Road	Vacant
E-4	460-04347-0-0000	Mount Gretna Road	Residential-Accessory