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October 12, 2022

VIA E-MAIL AND FEDEX

Board of Supervisors
Mount Joy Township
c/o Justin Evans, AICP, Manager/Zoning Officer
8853 Elizabethtown Road
Elizabethtown, PA 17022

**RE: PDC Northeast LPIV, LLC and Panattoni Development Company, Inc.
Petition for Zoning Amendment
Our File No. 79939.0002**

Dear Board Members:

We represent PDC Northeast LPIV, LLC and its affiliate, Panattoni Development Company, Inc. (collectively, "PDC"). PDC is the equitable owner of (i) approximately 101.77 acres of land located at 1322 Cloverleaf Road and identified as Property ID. No. 4617398800000 ("North Parcel"), (ii) approximately 106.5 acres of land located at 2843 Mount Pleasant Road and identified as Property ID. No. 4618992200000 ("Central Parcel"); and (iii) approximately 34.5 acres of land located at 1311 Schwanger Road and identified as Property ID. No. 4615256000000 ("West Parcel") (collectively, "PDC Property") in Mount Joy Township ("Township"), Lancaster County, Pennsylvania. Additionally, Franklin Greiner, Jr. is the legal owner of approximately 59.55 acres of land located at 1650 Steel Way Dr. and identified as Property ID. No. 4611537900000 ("Greiner Property") located in the Township.

PDC proposes to rezone the PDC Property and the Greiner Property to the GI – General Industrial District and to amend certain provisions of the Township's Zoning Ordinance to accommodate and more fully regulate the development of warehouses that they propose on the PDC Property. Mr. Greiner concurs with the rezoning of the Greiner Property.

Enclosed in support of this Petition are the following:

1. Nine (9) copies of the proposed Zoning Amendment;
2. Nine (9) copies of the Site Plan prepared by Landworks Civil Design, LLC;
3. Nine (9) copies of the Narrative providing justification for the requested relief; and
4. A check in the amount of One Thousand Dollars (\$1,000.00) made payable to Mount Joy Township for the filing fee.

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Later this week, we will supplement this Petition by adding one (1) original and eight (8) copies of the signed and notarized verification by Franklin Greiner, Jr.

We look forward to presenting this request to the Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Esch McCombie". The signature is fluid and cursive, with the first name "Jeffrey" being the most prominent.

Jeffrey Esch McCombie
MCNEES WALLACE & NURICK LLC

c: Ian McDonald (via e-mail w/encls.)
Joe Peters, PE (via e-mail w/encl.)
Jeremy Bittinger (via e-mail w/encl.)

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF MOUNT JOY, CHAPTER 135, ZONING, AS FOLLOWS: (I) TO CHANGE THE ZONE CLASSIFICATIONS FOR THE TRACTS OF LAND IDENTIFIED AS TAX PARCEL ID. NOS. (AND ADDRESSES) 4611537900000 (1650 Steel Way Dr.) FROM THE LI- LIGHT INDUSTRIAL DISTRICT (“LI-DISTRICT”), 4617398800000 (1322 CLOVERLEAF ROAD) FROM THE LI-DISTRICT AND A- AGRICULTURAL DISTRICT (“A-DISTRICT”), 4618992200000 (2843 MOUNT PLEASANT ROAD) FROM THE LI-DISTRICT, AND 4615256000000 (1311 SCHWANGNER ROAD) FROM THE A-DISTRICT (COLLECTIVELY, “PROPERTY”), TO THE GI- GENERAL INDUSTRIAL DISTRICT (“GI-DISTRICT”); (II) TO AMEND THE PERMITTED-BY-RIGHT USES IN THE LI-DISTRICT; (III) TO AMEND THE SPECIAL EXCEPTION USES IN THE LI-DISTRICT; (IV) TO AMEND THE PERMITTED-BY-RIGHT USES IN THE GI-DISTRICT; (V) TO AMEND THE SPECIAL EXCEPTION USES IN THE GI-DISTRICT; (VI) TO AMEND SECTIONS 135-305 AND 135-326; (VII) AMEND SECTION 135-275 TO PROVIDE FOR SPECIFIC LIMITATIONS AND REGULATIONS FOR INDUSTRIAL USES INVOLVING WAREHOUSING, MANUFACTURING, PROCESSING, PACKAGING, PRODUCTION, WHOLESALING, STORAGE, DISTRIBUTION, OR REPAIR; AND (VIII) ADD SECTION 135-276 TO RESERVE ADDITIONAL SECTIONS FOR FUTURE USE.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Mount Joy Township, Lancaster County, Pennsylvania, as follows:

SECTION 1: The Code of Ordinances of the Township of Mount Joy, Chapter 135 thereof, Zoning Article VI, Zoning Districts, Section 135-52, Zoning Map, is hereby amended to change the zoning classification of the tracts of land identified as Property ID Nos. (and addresses) 4611537900000 (1650 Steel Way Dr.) from the LI-District, 4617398800000 (1322 Cloverleaf Road) from the LI-District and A-District, Property ID No. 4618992200000 (2843 Mount Pleasant Road) from the LI-District, and Property ID No. 4615256000000 (1311 Schwanger Road) from the A-District (collectively, “Property”), described by metes and bounds in Exhibit A and depicted on Exhibit B, to the GI-District.

SECTION 2: The Secretary of the Township is directed to change, and duly certify, the Mount Joy Township Zoning Map to effectuate the reclassification of the tract of land identified in Section 1.

SECTION 3: Section 135-162 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

E. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair ~~of the following products,~~
building area not to exceed 50,000 square feet.:

- (1) ~~Furniture, cabinets, fixtures, office supplies, and other household appointments.~~
- (2) ~~Scientific, specialized and technical equipment and supplies.~~
- (3) ~~Audiovisual components, computers, vending machines, electronics, and video games.~~
- (4) ~~Finished textile products.~~
- (5) ~~Brushes, brooms and combs.~~
- (6) ~~Hot tubs, spas, saunas and swimming pools.~~
- (7) ~~Jewelry and other precious metals.~~
- (8) ~~Photographic, timekeeping and lighting equipment.~~
- (9) ~~Musical instruments and sporting equipment.~~
- (10) ~~Cosmetics, toiletries and pharmaceuticals.~~
- (11) ~~Optical, dental and other medical supplies and equipment.~~
- (12) ~~Small or novelty products from prepared materials (excluding those used from sheet metal)~~

SECTION 4: Section 135-163 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

- B. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of the following products, building area exceeding 50,000 square feet:
- (1) ~~Furniture, cabinets, fixtures, office supplies, and other household appointments.~~
 - (2) ~~Scientific, specialized and technical equipment and supplies.~~
 - (3) ~~Audiovisual components, computers, vending machines, electronics, and video games.~~
 - (4) ~~Finished textile products.~~
 - (5) ~~Brushes, brooms and combs.~~
 - (6) ~~Hot tubs, spas, saunas and swimming pools.~~
 - (7) ~~Jewelry and other precious metals.~~
 - (8) ~~Photographic, timekeeping and lighting equipment.~~
 - (9) ~~Musical instruments and sporting equipment.~~
 - (10) ~~Cosmetics, toiletries and pharmaceuticals.~~
 - (11) ~~Optical, dental and other medical supplies and equipment.~~
 - (12) ~~Small or novelty products from prepared materials (excluding those used from sheet metal)~~
- C. Reserved for future use. ~~Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of items not specifically referenced by § 135-162E.~~

SECTION 5: Section 135-172 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

- E. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution or repair, of the following products:
- (1) ~~Furniture, cabinets, fixtures, office supplies, and other household appointments.~~

- ~~(2) Scientific, specialized and technical equipment and supplies.~~
- ~~(3) Audiovisual components, computers, vending machines, electronics, and video games.~~
- ~~(4) Finished textile products.~~
- ~~(5) Brushes, brooms and combs.~~
- ~~(6) Hot tubs, spas, saunas and swimming pools.~~
- ~~(7) Jewelry and other precious metals.~~
- ~~(8) Photographic, timekeeping and lighting equipment.~~
- ~~(9) Musical instruments and sporting equipment.~~
- ~~(10) Cosmetics, toiletries and pharmaceuticals.~~
- ~~(11) Optical, dental and other medical supplies and equipment.~~
- ~~(12) Small or novelty products from prepared materials (excluding those used from sheet metal)~~

SECTION 6: Section 135-173 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

- A. Reserved for future use. ~~Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of items not specifically referenced by § 135-172E.~~

SECTION 7: Section 135-305 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

- C. Unless otherwise permitted pursuant to an E&S Plan, Stormwater Management Site Plan, or NPDES permit in accordance with Chapters 113 (Stormwater Management) and 119 (Subdivision and Land Development), ~~a~~Any disturbance of

steep slopes shall be completed within one construction season, and disturbed areas shall not be left bare and exposed during the winter and spring thaw periods.

D. Grading requirements. Unless otherwise permitted pursuant to an E&S Plan, Stormwater Management Site Plan, or NPDES permit in accordance with Chapters 113 (Stormwater Management) and 119 (Subdivision and Land Development):

- (1) Grading and earthmoving on all steep slopes shall not result in earth cuts or fills whose highest vertical dimensions exceed 10 feet, except if one of the following applies:
 - (a) Where no reasonable alternatives exist for construction of roads, drainage structures, and other public improvements, earth cuts and fills' highest vertical dimensions shall not exceed 20 feet.
 - (b) The maximum vertical dimension of cuts or fills does not apply if an engineered retaining wall is constructed. The retaining wall shall be subject to review and approval under the Uniform Construction Code.

SECTION 8: Section 135-326 is hereby amended as indicated by the blackline interlineations below, with underlined interlineations indicating insertions of language and strikethrough text indicating deletions of language as follows:

...

D. No shipping or receiving shall be permitted within 600 feet of a residential zoning district or an existing residential development between the hours of 9:00 p.m. and 8:00 a.m., where loading spaces are oriented directly facing such residential zoning district or development.

...

N. Unless located outside of the present and future public sewer service area as defined by the Official Sewage Facilities Plan of the Township, ~~a~~All industrial uses shall be provided with public wastewater disposal. The applicant shall provide information to the Zoning Hearing Board concerning the manner in which such public sewer service shall be provided. However, a special exception to this requirement may be granted if the applicant proves to the Zoning Hearing Board that such service is not necessary for the intended use and that extension of such service is not practical. In such case, the Township may require the installation of capped sewage lines that are constructed to Township specifications in a manner that would allow connection to the public sanitary sewerage system in the future. As an alternative, the Township may permit the posting of financial security to construct such lines at a future date to be determined by the Township.

SECTION 9: Article XXII, Section 135-275 is hereby deleted in its entirety and replaced with the following:

Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair:

- A. To be permitted in the GI District, the subject property shall have at least one lot line located within 3,500 feet of an interchange for Route 283, measured in a straight line from the nearest portion of Route 283's right-of-way to the nearest lot line of the subject property.
- B. The facility shall provide sufficiently long stacking lanes and on-site loading and unloading areas so that trucks waiting to be loaded and unloaded will not stack or back up onto a public road.
- C. Any gates or other barriers shall be set back and arranged to prevent vehicle backups onto adjacent streets during peak arrival periods.
- D. Building height shall comply with Section 135-175.A, but shall not exceed 60 feet in any case.
- E. Buffering and screening shall be provided in accordance with Section 135-176 of the Zoning Ordinance.
- F. Accessory service or repair of onsite vehicles used as part of the facility is limited to locations within a completely enclosed building.
- G. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.
- H. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system shall not exceed the ambient noise levels of the use.
- I. The facility shall comply with the lighting regulations of Section 135-298 of the Zoning Ordinance.
- J. The operator of the facility shall enforce State limits on truck idling. See Act 124 of 2008. Additionally, any facility where diesel operated trucks periodically congregate must have in place an anti-idling policy, with a maximum idling time per truck of five minutes.

SECTION 10: A new Section, Section 135-276, is hereby added to Article XXII and hereby reserves Sections 135-276 through 135-290 for future use.

SECTION 11: Except only as amended, modified and changed herein, the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, shall remain in all other respects in full force and effect.

SECTION 12: If any section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended.

SECTION 13: In the event any provision added by this Ordinance to the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, has been numbered, lettered or otherwise designated out of sequence, the same shall be corrected and/or correctly numbered, lettered or designated upon discovery of same.

SECTION 14: This amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Mount Joy as provided by law.

DULY ENACTED AND ORDAINED this ___ day of _____, 2022, by the Board of Supervisors of the Township of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

ATTEST: _____
(Assistant) Secretary

By: _____
(Vice) Chairman

(Township Seal)

EXHIBIT 'A'

LEGAL DESCRIPTION OF THE PROPERTY THAT INCLUDES THE TRACTS OF LAND IDENTIFIED AS TAX PARCEL ID NOS. (AND ADDRESSES): (I) 4611537900000 (1650 STEEL WAY DR.); (II) 4617398800000 (1322 CLOVERLEAF ROAD); (III) 4618992200000 (2843 MOUNT PLEASANT ROAD); AND (IV) 4615256000000 (1311 SCHWANGNER ROAD), TO BE REZONED TO THE GI- GENERAL INDUSTRIAL DISTRICT.

ALL THAT CERTAIN piece, parcel, or tract of land situated on the East side of Cloverleaf Road, located in Mount Joy Township, Lancaster County, Pennsylvania, being known as Lot 1 - Block A, as shown on a Final Plan of Spring View Tract, prepared by David Miller Associates, Incorporated, Drawing No. 01-114, recorded in Subdivision Plan Book J-214, Page 103, said tract being more fully bounded and described as follows:

BEGINNING at a point in the centerline of Cloverleaf Road, said point being a corner of Lot 2; thence extending in and along Cloverleaf Road, North nine (09) degrees thirty-four (34) minutes forty-eight (48) seconds East, a distance of eighty-two and sixty-two hundredths (82.62) feet to a point, a corner of lands now or formerly of Myron P. Shevell, recorded in Subdivision Plan Book J-48, Page 19; thence extending along the same, and along lands now or formerly of Edward L. Hitz, recorded in Subdivision Plan Book J-68, Page 50, North seventy-four (74) degrees forty-six (46) minutes forty-nine (49) seconds East, a distance of one thousand thirty and seventy-seven hundredths (1030.77) feet to a post; thence continuing along lands of Hitz, North six (06) degrees twenty-eight (28) minutes eleven (11) seconds West, a distance of four hundred forty-five and fifteen hundredths (445.15) feet to a point, a corner of lands now or formerly of Roger M. Ragan and Deborah L. Potts-Ragan; thence extending along the same, the two (2) following courses and distances: (1) North sixty-seven (67) degrees five (05) minutes forty-seven (47) seconds East, a distance of eight hundred seventy-one and twenty-hundredths (871.20) feet to a point; and (2) South thirty-one (31) degrees fifty-seven (57) minutes thirteen (13) seconds East, a distance of two hundred thirty-seven and seven hundredths (237.07) feet to a point, thence continuing along lands now or late of Ragan, and extending along lands now or formerly of Jay H. Boll and Lois L. Boll, North sixty-seven (67) degrees thirty-eight (38) minutes forty-seven (47) seconds East, a distance of one thousand sixty and forty-three hundredths (1060.43) feet to a point, thence continuing along lands now or late of Boll, South twenty-eight (28) degrees forty-nine (49) minutes forty-three (43) seconds East, a distance of one thousand five hundred sixty-five and ninety-eight hundredths (1565.98) feet to a stone, a corner of lands now or formerly of P. Allen Sollenberger and Carolyn T. Sollenberger; thence extending along the same, South nine (09) degrees fifty-three (53) minutes one (01) second East, a distance of four hundred four and twenty-five hundredths (404.25) feet to a point, a corner of lands to be acquired by Spring View Poultry Producers, Inc.; thence extending along the same and along lands now or formerly of Arlin L. Balmer and Mary Jane Balmer, South seventy-nine (79) degrees nine (09) minutes twenty (20) seconds West, a distance of two thousand three hundred twenty-nine and forty-nine hundredths (2329.49) feet to a point; thence continuing along lands now or late of Balmer, and extending along lands now or formerly of David E. Miller and Stelle E. Miller, North sixty-five (65) degrees forty (40) minutes twenty-four (24) seconds West, a distance of two hundred

eighty-nine and seventy-eight hundredths (289.78) feet to a point, a corner of Lot 3; thence extending along the same, and along Lot 2, North nine (09) degrees forty-four (44) minutes fifty-four (54) seconds West, a distance of eight hundred sixty-one and eighty-two hundredths (861.82) feet to a point; thence continuing along Lot 2, the two (02) following courses and distances: (1) North sixty-two (62) degrees twenty-seven (27) minutes fifty-seven (57) seconds West, a distance of two hundred forty-seven and ninety-one hundredths (247.91) feet to a point; and (2) South seventy-four (74) degrees forty-six minutes forty-nine (49) seconds West, a distance of eight hundred one and eighty-six hundredths (801.86) feet to the place of BEGINNING.

CONTAINING 99.1746 acres.

ALL THAT CERTAIN message, plantation and tract of land, situate, lying and being in the Township of Mount Joy, Lancaster County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stump in the road, thence along said road by lands of Almus Earhart and John Newcomer, North 59-3/4 degrees West, 68.4 perches to a stone; thence by land of Witmer Eshleman, North 43-1/2 degrees West, 91.3 perches to a stone; and North 41-1/4 degrees East, 86.3 perches to a post; thence by land of Blaine Gantz, South 60-1/2 degrees East, 4.3 perches to a post; North 84-1/4 degrees East, 86 perches to a corner; and South 80 degrees East, 56.2 perches to a stone; thence by land of John Longenecker and Mary Martin, respectively, South 4-1/2 degrees East, 46.8 perches to a post; South 80-1/4 degrees West, 60.8 perches to a post; and South 18-3/4 degrees West, 59 perches to a stone; thence by lands of Amos Mumma, and now or late of Abram Young, respectively, South 5-1/4 degrees West, 49.8 perches to the place of Beginning.

CONTAINING 117 acres and 85 perches.

ALL THAT CERTAIN piece, parcel or tract of land situated on the northerly side of Schwanger Road, (T-843) located in Mount Joy Township, Lancaster County, Pennsylvania, as shown on an Exhibit Plan of Lands of William John and Frances S. Miller, prepared by David Miller/Associates, Incorporated, Drawing No. 05-210, dated 3/1/06, said tract being more fully bounded and described as follows:

COMMENCING at a rebar (found) at a corner of lands now or formerly of Clair S. Mummau and Jean M. Mummau as shown on the above referenced exhibit plan; thence extending along said Mummau lands South sixty-eight degrees fifty-three minutes fourteen seconds East one hundred seventy-seven and seventy-three hundredths feet (South 68 degrees, 53' 14" East 177.73') to a point within the road bed of Schwanger Road (T-843); thence continuing along said Mummau lands North fifty-one degrees twenty minutes zero seconds East forty-one and forty hundredths feet (North 51 degrees, 20'00" East 41.40') to a point in the centerline of Schwanger Road (T-843), the true point of BEGINNING; thence continuing extending from said point and continuing along said Mummau lands the following three courses and distances: (1) North fifty-

one degrees twenty minutes zero seconds East two hundred thirty-six and ninety-five hundredths feet (North 51 degrees, 20'00" East 236.95') to a point; (2) North seventy-four degrees twelve minutes fifty-five seconds East ninety-one and fourteen hundredths feet (North 74 degrees 12' 55" East 91.14') to a point; (3) North eighty-three degrees forty-three minutes fifty-five seconds East three hundred forty-two and twenty-five hundredths feet (North 83 degrees 43'55" East 342.25') to a point in the centerline of Schwanger Road (T-843); thence extending along said centerline South seventy-one degrees four minutes thirteen seconds West six hundred forty-seven and ninety-six hundredths feet (South 71 degrees, 04' 13" West 647.96') to the point of BEGINNING.

CONTAINING 28.503 Square Feet (0.654).

[THE REMAINING LEGAL DESCRIPTION FOLLOWS.]

ALL THAT CERTAIN tract or parcel of land being situate in the Township of Mount Joy, Lancaster County, Pennsylvania and being shown as Lot 1 on a Final Subdivision and Land Development Plan for Greiner Industries, Inc. prepared by D.C. Gohn Associates, Inc. (Drawing No. CG-2689), and recorded in the Recorder of Deeds Office of Lancaster County, Pennsylvania on June 10, 2008, in Subdivision Plan Book J-234, Page 14; and all the same being more fully bounded and described as follows, to wit:

BEGINNING at a point in the right-of-way of Miller Road (T-835), thence in and along Miller Road (T-835) on a course of North 61 degrees 39 minutes 22 seconds East a distance of

350.72 feet to an iron pin; thence continuing along the lands of Donald H. and Dorothy M. Strickler on a course of North 62 degrees 01 minutes 37 seconds East a distance of 339.90 feet to a point in the bed of Mount Pleasant Road (SR- 4010); thence in and along Mount Pleasant Road (SR-4010) on a course of South 48 degrees 24 minutes 07 seconds East a distance of 2099.35 feet to a point; thence leaving Mount Pleasant Road (SR-4010) and continuing along the North line of lands of Franklin B. Greiner, Jr. the following 2 courses and distances: (1) on a course of South 58 degrees 29 minutes 22 seconds West a distance of 676.50 feet to an iron pin; (2) on a course of South 58 degrees 22 minutes 00 seconds West a distance of 1192.21 feet to an iron pin on the East right-of-way of Pa Route 283 (SR-0300); thence along the East right-of-way line of Pa Route 283 (SR-0300) the following 2 courses and distances: (1) on a course of North 46 degrees 14 minutes 22 seconds West a distance of 577.50 feet to an iron pin; (2) on a course of North 37 degrees 34 minutes 24 seconds West a distance of 625.37 feet to an iron pin; thence along the South line of lands of Kinsey Realty the following 2 courses and distances: (1) on a course of South 85 degrees 12 minutes 24 seconds East a distance of 460.67 feet to an iron pin; (2) on a course of North 27 degrees 39 minutes 16 seconds East a distance of 368.51 feet to a concrete monument on the right-of-way of Steel Way Drive (T-834); thence continuing along the right-of-way line of Steel Way Drive (T-834) the following 3 courses and distances: (1) on a line curving to the left having a radius of 62.00 feet with an arc length 270.65 feet said arc being subtended by a chord of North 03 degrees 36 minutes 01 seconds East a distance of 101.51 feet to a point; (2) on a line curving to the right having a radius of 35.00 feet with an arc length of 42.82 feet said arc being subtended by a chord of North 86 degrees 24 minutes 12 seconds West a distance of 40.20 feet to a point; (3) on a course of North 51 degrees 20 minutes 40 seconds West a distance of 255.24 feet to a point; thence continuing along Lot 2 the following 5 courses and distances: (1) on a line curving to the left having a radius of 50.00 feet with an arc length of 78.52 feet said arc being subtended by a chord of North 83 degrees 40 minutes 05 seconds East a distance of 70.70 feet to a point; (2) on a course of North 38 degrees 40 minutes 51 seconds East a distance of 74.13 feet to a point; (3) on a line curving to the right having a radius of 205.00 feet with an arc length of 105.18 said arc being subtended by a chord of North 53 degrees 22 minutes 47 seconds East a distance of 104.03 feet to a point; (4) on a course of North 68 degrees 04 minutes 44 seconds East a distance of 109.10 feet to a point; (5) on a course of North 48 degrees 25 minutes 11 seconds West a distance of 374.95 feet to an iron pin the Southwest corner of lands of Kenneth D. and Michelle L. Myers; thence along the lands of Kenneth D. and Michelle L. Myers the following 3 courses and distances: (1) on a course of North 47 degrees 29 minutes 05 seconds East a distance of 98.01 feet to an iron pin; (2) on a course of North 32 degrees 44 minutes 58 seconds West a distance of 222.33 feet to a railroad spike in the bed of Miller Road (T-835); (3) thence in and along the bed of Miller Road (T-835) on a course of South 61 degrees 39 minutes 21 seconds West a distance of 167.73 feet to a railroad spike the Northwest corner of property of Kenneth D. and Michelle L. Myers; thence crossing the bed of Miller Road (T-835) on a course of North 48 degrees 25 minutes 11 seconds West a distance of 14.39 feet to a point, the point or place of **BEGINNING**.

CONTAINING an area of 2,654,743.9 square feet or 60.94 acres of land.

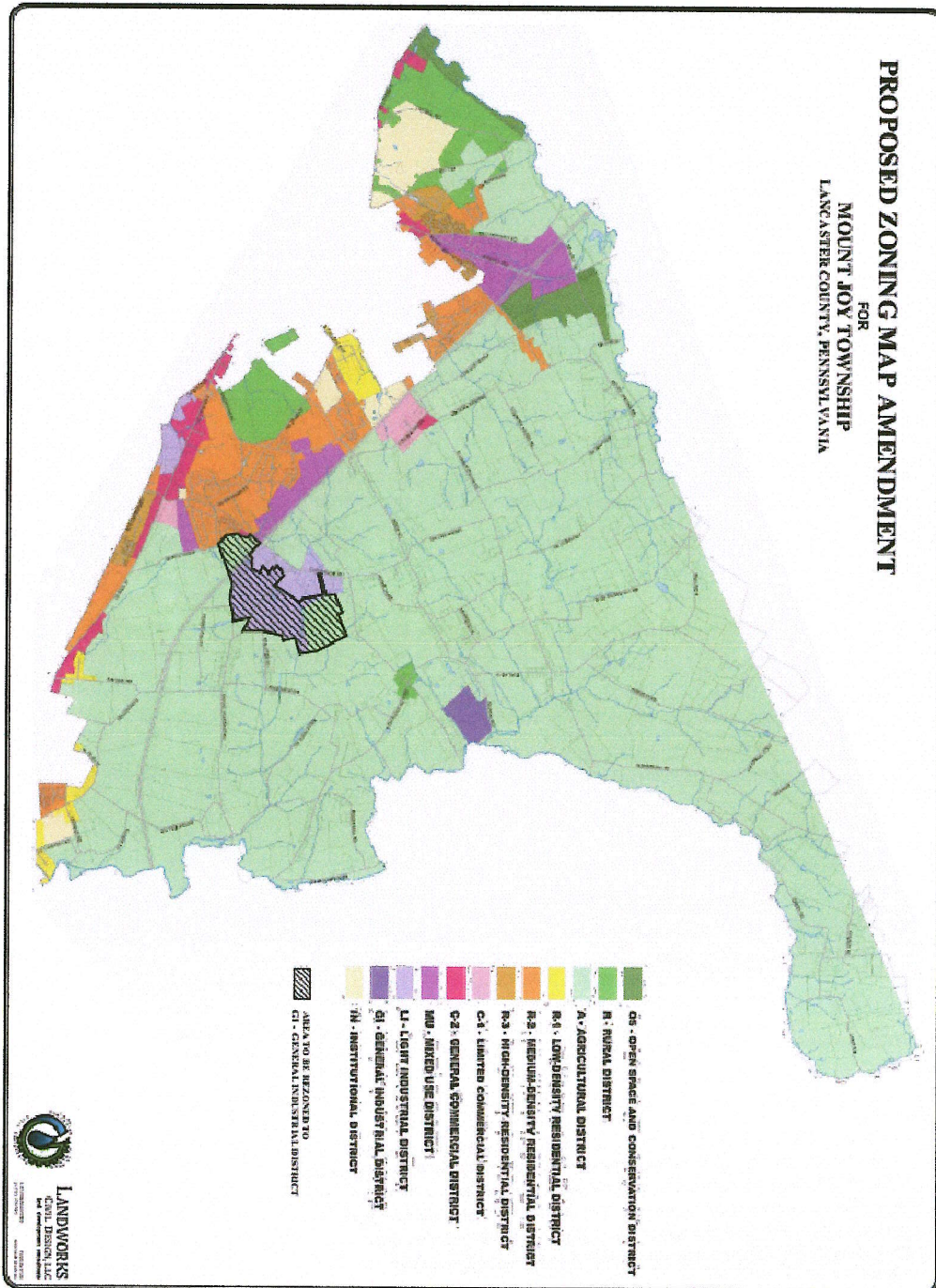
ALL THAT CERTAIN tract or parcel of land being situate in the Township of Mount Joy, Lancaster County, Pennsylvania as shown as Lot 2 on a Final Subdivision and Land Development Plan for Greiner Industries, Inc. prepared by D.C. Gohn Associates, Inc (Drawing No. CG-2689), recorded in the Recorder of Deeds Office of Lancaster County, Pennsylvania on June 10, 2008, in Subdivision Plan Book J-234, Page 14; and all the same being more fully bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Miller Road (T-835) the Northwest corner of Lot 2; thence along the centerline of Miller Road (T-835) on a course of North 61 degrees 39 minutes 20 seconds East a distance of 178.62 feet to a railroad spike found at the Northwest corner of lands of Kenneth D. and Michelle L. Myers; thence along the West line of lands of Kenneth D. and Michelle L. Myers and Lot 1 on a course South 48 degrees 25 minutes 11 seconds East a distance of 636.51 feet to a point on the proposed right-of-way line of a future street; thence along the right-of-way line of the future street the following 4 courses and distances; (1) on a course of South 68 degrees 04 minutes 44 seconds West a distance of 109.10 feet to a point; (2) on a line curving to the left having a radius of 205.00 feet with an arc length of 105.18 feet said arc being subtended by a chord of South 53 degrees 22 minutes 47 seconds West a distance of 104.03 feet to a point; (3) on a course of South 38 degrees 40 minutes 51 seconds West a distance of 74.13 feet to a point; (4) on a line curving the right having a radius of 50.00 feet with an arc length of 78.52 feet said arc being subtended by a chord of South 83 degrees 40 minutes 05 seconds West a distance of 70.70 feet to a point on the right-of-way line of Steel Way Drive (T-834); thence along the right-of-way line of Steel Way Drive the following 4 courses and distances: (1) on a course of North 51 degrees 20 minutes 40 seconds West a distance of 96.07 feet to a point; (2) on a line curving to the right having a radius of 370.00 feet with an arc length of 148.53 feet said arc being subtended by a chord of North 39 degrees 50 minutes 40 seconds West a distance of 147.53 feet to a point; (3) on a course of North 28 degrees 20 minutes 40 seconds West a distance of 325.03 feet to a point; (4) by a line curving to the right having a radius of 15.00 feet with an arc length of 23.56 feet said arc being subtended by a chord of North 16 degrees 39 minutes 20 seconds East a distance of 21.21 feet to a point on the right-of-way line of Miller Road (T-835); thence leaving the right-of-way line of Miller Road (T-835) on a course of North 28 degrees 20 minutes 40 seconds West a distance of 30.00 feet to a point the point or place of **BEGINNING**.

CONTAINING an area of 176,742 square feet or 4.1 acres of land which includes all easements and right-of-ways.

EXHIBIT 'B'

DEPICTION THE PROPERTY THAT INCLUDES THE TRACTS OF LAND IDENTIFIED AS TAX PARCEL ID NOS. (AND ADDRESSES): (I) 4611537900000 (1650 STEEL WAY DR.); (II) 4617398800000 (1322 CLOVERLEAF ROAD); (III) 4618992200000 (2843 MOUNT PLEASANT ROAD); AND (IV) 4615256000000 (1311 SCHWANGNER ROAD), TO BE REZONED TO THE GI- GENERAL INDUSTRIAL DISTRICT.



NARRATIVE TO PETITION FOR ZONING AMENDMENT

PDC Northeast LPIV, LLC

&



PANATTONI®

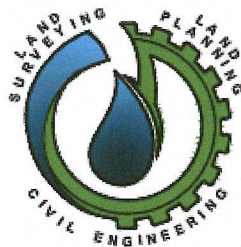
Mount Joy Township, Lancaster County, PA

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October 12, 2022

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I. INTRODUCTION

Franklin Greiner, Jr. is the legal owner of approximately 59.55 acres of land located at 1650 Steel Way Dr. and identified as Property ID. No. 4611537900000 (“Greiner Property” or “Greiner Parcel”) located in Mount Joy Township (“Township”), Lancaster County (“County”), Pennsylvania. Greiner Industries, Inc. operates a 450,000 square-foot facility on the Greiner Property, including the largest job-shop structural steel fabrication operation in Southcentral Pennsylvania. Greiner Industries, Inc. has operated at the Greiner Property since 1986.

PDC Northeast LP IV, LLC (“PDC”) is the equitable owner of (i) approximately 101.77 acres of land located at 1322 Cloverleaf Road and identified as Property ID. No. 4617398800000 (“North Parcel”), (ii) approximately 106.5 acres of land located at 2843 Mount Pleasant Road and identified as Property ID. No. 4618992200000 (“Central Parcel”); and (iii) approximately 34.5 acres of land located at 1311 Schwanger Road and identified as Property ID. No. 4615256000000 (“West Parcel”) (collectively, “PDC Property”) in the Township. PDC and its affiliate, Panattoni Development Company, Inc., a commercial real estate company specializing in industrial, office and build-to-suit projects (collectively, “PDC”), seek to redevelop the PDC Property with four warehouse/distribution center facilities (“Facility”). The PDC Property is currently used for agricultural purposes. The North Parcel is currently zoned as part of the Township’s LI – Light Industrial District (“LI-District”) and A – Agricultural District (“A-District”); the Central Parcel is currently zoned as part of the LI-District; and the West Parcel is currently zoned as part of the A-District. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair (“Industrial Use”) are not permitted in the A-District. The Industrial Use is permitted in the LI-District, and the building size and products or materials to be stored impact whether the Industrial Use is permitted by right or by special exception.

To achieve PDC’s vision, which its principals believe is consistent with the existing and desired business development character along the Route 283 corridor, and to update the Code of Ordinances of the Township of Mount Joy (“Zoning Ordinance”) to regulate warehouse-type uses more completely, PDC requests that the Township Board of Supervisors (“Board”) amend the Zoning Ordinance as provided in the enclosed draft zoning amendment (“Amendment”). As set forth in the Amendment, PDC proposes to revise the Township’s Zoning Map (“Zoning Map”), being Section 135-52 of the Zoning Ordinance, to rezone the Greiner Property and the PDC Property to the GI- General Industrial District (“GI-District”). Next, PDC proposes to revise the text of the Zoning Ordinance to modify how the Industrial Use is permitted in the GI-District and the LI-District, including by adding several new limitations and requirements for the Industrial Use in addition to permitting it by right in the GI-District. PDC also proposes to amend Section 135-305 to create uniformity between the Zoning Ordinance and State and local environmental and stormwater requirements (e.g., as to an E&S Plan, NPDES permit, etc.) and the Township’s Subdivision and Land Development Ordinance (“SLDO”). In addition, PDC proposes to amend Section 135-326 to limit loading and unloading where loading spaces are oriented directly facing residential areas and to permit the use of private sanitary sewer facilities when a proposed industrial use is located outside of the present and future public sewer service area.

The Amendment is timely. Due to the impacts of the COVID-19 pandemic, e-commerce is booming. The extent to which people order and receive goods and products that traditionally were purchased in person in a “brick-and-mortar” building has been increasing for years. However, the pace at which e-commerce has been growing is even faster now because of COVID-19. Customers, including Township residents, want their orders to be delivered to their homes as quick as possible. To meet these increasing demands, businesses are establishing varied sizes of warehouse/distribution centers in appropriate areas to reduce times between order placement and delivery.

As discussed in greater detail below, the requested rezoning of the Property (i) is a logical and appropriate extension of existing industrially planned, zoned or developed land, (ii) permits compatible redevelopment that better utilizes the Cloverleaf Road interchange with Route 283 (“283 Interchange”); (iii) is timely and addresses industry trends and regional needs; (iv) eliminates split-zoning of the North Parcel; (v) limits the likelihood of development of, and potential impacts to, nearby agricultural and residential land; (vi) helps to implement certain purposes and community development goals and objectives of the Zoning Ordinance; and (vii) addresses the shortage of developable GI-District land in the Township. As to “vii” above, no parcels in the Township currently are zoned entirely as part of the GI-District. The only parcel in the Township that is partially zoned as part of the GI-District is the landfill, which is Parcel No. 4609828600000 and is located at 2487 Cloverleaf Road (“Landfill Parcel”).

The Facility also will require upgrades and enhancements to the 283 Interchange. As will be discussed in greater detail at public meetings, PDC proposes to construct significant improvements to the 283 Interchange and elsewhere on or along Cloverleaf Road that will address current traffic issues as well as anticipated traffic from the Facility.

The requested Amendment, if granted, makes good planning sense because it is generally consistent with, and better implements, certain elements of the Township’s and County’s planning initiatives. A draft of the Amendment has been provided with the request. A summary of the Amendment and the planning principles that justify it are set forth in this Narrative.

II. BACKGROUND

A. THE PROPERTY

The Property includes the four parcels listed in Table II-A below:

Table II-A

Associated Parcel Name	Parcel ID No.	Address	Approximate Deed Acreage	Use	Zone Classification
North Parcel	4617398800000	1322 Cloverleaf Road	101.77	Agriculture/Farm	LI-District; and A-District

Central Parcel	4618992200000	2843 Mount Pleasant Road	106.5	Agriculture/Farm	LI-District
West Parcel	4615256000000	1311 Schwanger Road	34.5	Agriculture/Farm	A-District
Greiner Parcel	4611537900000	1650 Steel Way Drive	59.55	Industrial	LI-District

1. The North Parcel

The North Parcel abuts Cloverleaf Road and is located along the northern side of Route 283, a limited access arterial highway. The North Parcel is improved with a two-story farmhouse, a one-story shed, and four outbuildings. Most of the North Parcel is comprised of crop land and wood land. The depiction of the North Parcel on Figure I below is taken from the County's Tax Map.



Figure I - Image of the North Parcel from the County's Tax Map

The North Parcel is in two different zoning districts. The western portion of the North Parcel is in the LI-District. Currently, the LI-District permits by right "Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution or repair of the following products, not to exceed 50,000 square feet: (1) Furniture, cabinets, fixtures, office supplies, and other household appointments. (2) Scientific, specialized and technical equipment and supplies. (3) Audiovisual components, computers,

vending machines, electronics, and video games. (4) Finished textile products. (5) Brushes, brooms and combs. (6) Hot tubs, spas, saunas and swimming pools. (7) Jewelry and other precious metals. (8) Photographic, timekeeping and lighting equipment. (9) Musical instruments and sporting equipment. (10) Cosmetics, toiletries and pharmaceuticals. (11) Optical, dental and other medical supplies and equipment. (12) Small or novelty products from prepared materials (excluding those used from sheet metal).” Section 135-162(E) of the Zoning Ordinance. In the LI-District, the Industrial Use is permitted by right if the building area is 50,000 square feet or less and storage is limited to the twelve product categories.

If the building area exceeds 50,000 square feet or the Industrial Use proposes to store products or materials not referenced in Section 135-162(E), the Industrial Use is permitted in the LI-District by special exception.¹ See Section 135-163(B)-(C) of the Zoning Ordinance. Certainly, the Township already recognizes the development potential of the North Parcel as a warehouse, since a portion of it is already zoned in a way that permits warehousing.

The eastern portion of the North Parcel is in the A-District. Currently, the Industrial Use is not permitted in the A-District. Figure II below depicts the current zone classifications of the North Parcel, showing the LI-District in purple and the A-District in green.



Figure II - Image of North Parcel from the Township's Zoning Map

2. The Central Parcel

The Central Parcel abuts the North Parcel and Mount Pleasant Road and is located along the northern side of Route 283. The Central Parcel is improved with a one-story modular home, a two-story farmhouse, a barn, and a shed. Most of the Central Parcel is comprised of crop land and wood land. The depiction of the Central Parcel on Figure III below is taken from the County's Tax Map.

¹ A use that is permitted by special exception is permitted with approval from the Township's Zoning Hearing Board.



Figure III - Image of the Central Parcel from the County's Tax Map

The Central Parcel is in the LI-District, which permits a limited version of the Industrial Use, as described above, by right and a more robust version by special exception. Like the North Parcel, the Township recognizes the development potential of the Central Parcel as a warehouse, since it acknowledges that industrial uses are appropriate in the LI-District. Figure IV below depicts the current zone classification of the North Parcel, showing the LI-District in purple.

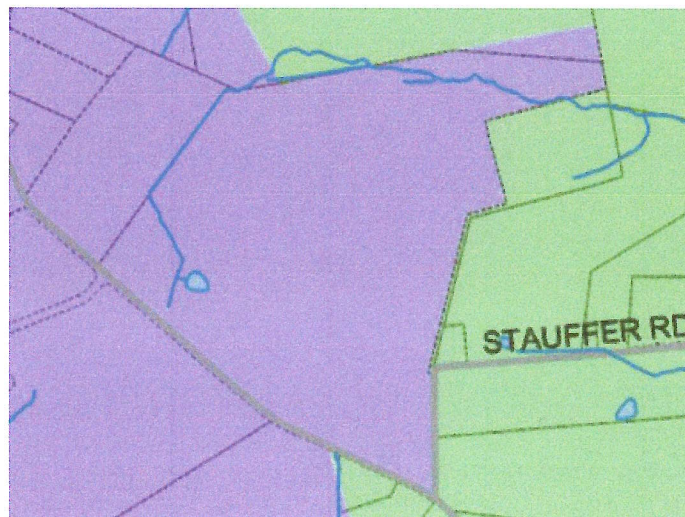


Figure IV - Image of Central Parcel from the Township's Zoning Map

3. The West Parcel

The West Parcel abuts Schwanger Road and is located along the southern side of Route 283. The West Parcel is improved with a two-story farmhouse, a one-story ranch, and

eight outbuildings. Most of the West Parcel is comprised of crop land. The depiction of the West Parcel on Figure V below is taken from the County's Tax Map.

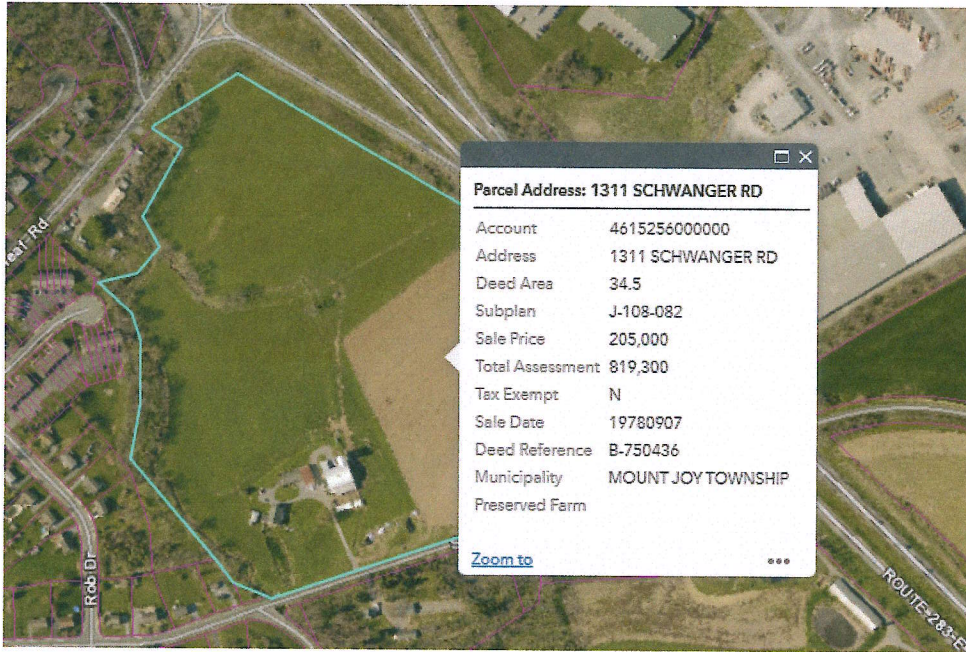


Figure V - Image of the West Parcel from the County's Tax Map

The West Parcel is in the A-District. Although the West Parcel abuts the Interchange and is appropriately located for the Industrial Use, the A-District does not permit the Industrial Use. Figure VI below depicts the current zone classification of the West Parcel, showing the A-District in green.

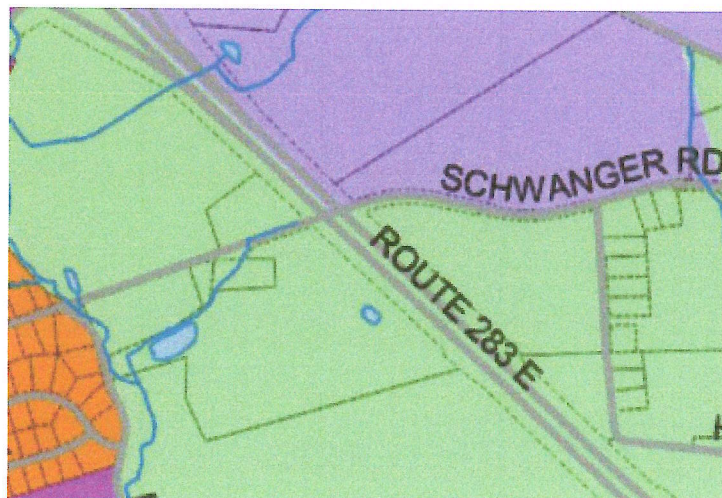


Figure VI- Image of West Parcel from the Township's Zoning Map

4. The Greiner Parcel

The Greiner Parcel is located between Mount Pleasant Road and Route 283, just to the southwest of the Central Parcel and to the northeast of the South Parcel. The Greiner parcel is improved with a 450,000 square-foot industrial building and is in the LI-District, as depicted on Figures VII and VIII below.

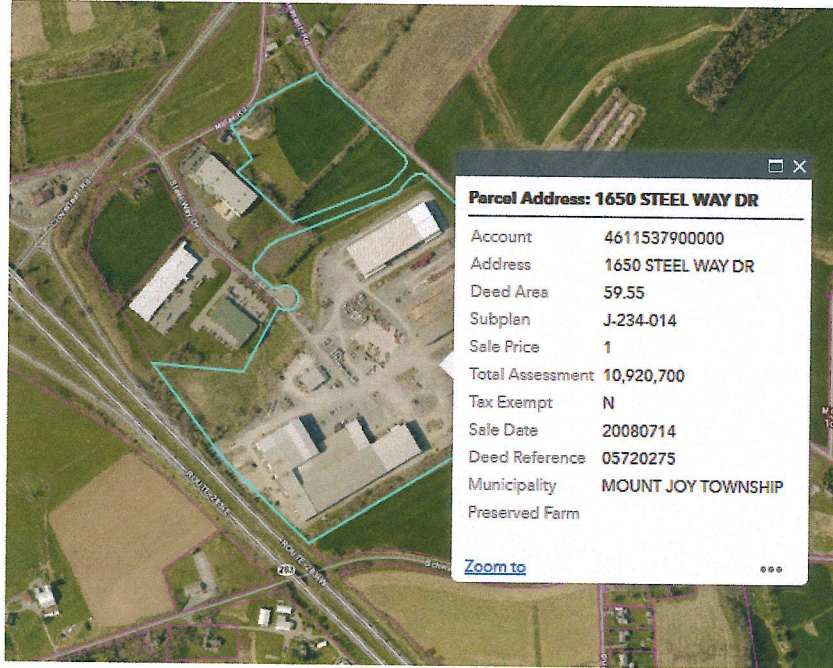


Figure VII- Image of Greiner Parcel from the County's Tax Map

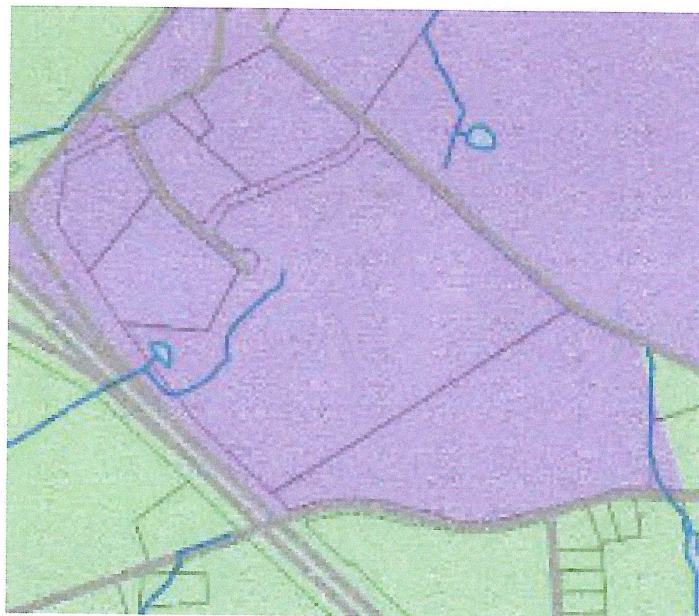


Figure VIII - Image of Greiner Parcel from the Township's Zoning Map

B. PROPOSED DEVELOPMENT CONCEPT

PDC proposes to raze the Property and redevelop it with the Facility that includes construction of (i) an approximately 1,006,880 square foot warehouse/distribution center building on the North Parcel; (ii) an approximately 364,560 square foot warehouse/distribution center building and an approximately 1,006,880 square foot warehouse/distribution center building on the Central Parcel; and (iii) an approximately 322,560 square foot warehouse/distribution center building on the West Parcel. The concept plan titled "Conceptual General Industrial Site Plan for Panattoni" prepared by Landworks Civil Design, LLC ("Concept Plan") is enclosed. The Facility will also include required drives, off-street parking and loading, stormwater maintenance facilities, lighting, and screening and buffering, among other improvements, as required by the Zoning Ordinance and the SLDO. In addition, PDC proposes several substantial traffic improvements to the 283 Interchange and elsewhere on or along Cloverleaf Road. The traffic improvements will address current traffic issues at the 283 Interchange and along portions of Cloverleaf Road as well as address anticipated traffic created by the Facility.

III. PROPOSED ZONING AMENDMENT

A. REZONING

Section 135-52 of the Zoning Ordinance describes and includes the Zoning Map depicting the boundaries of the Township's zones. The Amendment would revise the Zoning Map by rezoning all the North Parcel, Central Parcel, West Parcel, and Greiner Parcel to the GI-District. The rezoning serves several purposes, in addition to making the Facility possible. The rezoning is consistent with the Township's needs along Route 283 and permits uses that should be located close to a highway interchange, such as the 283 Interchange, rather than miles from highway access. The rezoning proposes to rezone properties that are either already used for industrial or intense commercial purposes or that are located adjacent to or abutting such uses. Rezoning this area allows the Township to provide more GI-District space without expanding the GI-District from the Landfill Parcel. In doing so, the rezoning eliminates concerns that the Township is not providing its fair share of industrial zoned land or an opportunity to develop needed warehousing/logistics facilities. By providing GI-District space near the 283 Interchange, the Township can protect agricultural and residential land located further from Route 283 and limit the amount of traffic traveling through more rural areas of the Township.

B. TEXT REVISIONS

Section 135-162 (Entitled "Permitted-by-right uses"), Section 135-163 (Entitled "Special exception uses"), Section 135-172 (Entitled "Permitted-by-right uses"), and Section 135-173 (Entitled "Special exception uses") of the Zoning Ordinance include a building size limitation and list of products and materials that must be stored for the Industrial Use to be permitted by right or special exception in the LI-District and GI-District. Since the Amendment seeks to address the shortage of developable GI-District land and lack of warehouses in the area, the Amendment eliminates the building size limitation and list of products and materials

that must be stored for the Industrial Use to be permitted by right in the GI-District or by special exception in the LI-District.

Sections 135-305.C and 135-305.D (Entitled “Steep slope regulations”) respectively provide (i) that any disturbance of steep slopes be completed within one construction season, and disturbed areas shall not be left bare and exposed during the winter and spring thaw periods; and (ii) requirements for grading and earthmoving on steep slopes. The Amendment revises Sections 135-305.C and 135.305.D by adding to those sections that a E&S Plan, Stormwater Management Site Plan, or NPDES permit may operate as alternatives to Sections 135-305.C and 135-305.D.

Section 135-326 (Entitled “Performance and design standards for all nonresidential uses”) does not permit shipping or receiving within 600 feet of a residential zoning district or existing residential development between the hours of 9:00 p.m. and 8:00 a.m. (“Loading Restriction”). The Loading Restriction does not currently consider that loading areas might be located on the opposite side of a warehouse from residential areas, such that the loading area could be several hundred feet away from the residential area and buffered by a 40- to 55-foot building. The Amendment adds language to 135.326.D that limits its applicability to situations where the loading space is oriented directly facing a residential zoning district or development.

Currently, Section 135-326.N requires industrial uses to be provided with public wastewater disposal (“Disposal Requirement”). The Township does not currently have public wastewater available in all areas served by the LI-District and the GI-District, including around the Property. Therefore, the Amendment revises 135-326.N so that the Disposal Requirement does not apply if the Industrial Use is located outside of the present and future public sewer service area as defined by the Official Sewage Facilities Plan of the Township. Thus, if development is proposed within the present or future public sewer service area, a developer would still be required to connect.

The Zoning Ordinance does not currently provide specific criteria or regulations for the Industrial Use. Therefore, PDC proposes to replace the currently “reserved” Section 135-275 of the Zoning Ordinance with a section that provides specific criteria and regulations for the Industrial Use. The proposed criteria and regulations for the Industrial Use in the LI-District and the GI-District include:

A. To be permitted in the GI District, the subject property shall have at least one lot line located within 3,500 feet of an interchange for Route 283, measured in a straight line from the nearest portion of Route 283’s right-of-way to the nearest lot line of the subject property.

B. The facility shall provide sufficiently long stacking lanes and on-site loading and unloading areas so that trucks waiting to be loaded and unloaded will not stack or back up onto a public road.

C. Any gates or other barriers shall be set back and arranged to prevent vehicle backups onto adjacent streets during peak arrival periods.

D. Building height shall comply with Section 135-175.A, but shall not exceed 60 feet in any case.

E. Buffering and screening shall be provided in accordance with Section 135-176 of the Zoning Ordinance.

F. Accessory service or repair of onsite vehicles used as part of the facility is limited to locations within a completely enclosed building.

G. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.

H. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system shall not exceed the ambient noise levels of the use.

I. The facility shall comply with the lighting regulations of Section 135-298 of the Zoning Ordinance.

J. The operator of the facility shall enforce State limits on truck idling. See Act 124 of 2008. Additionally, any facility where diesel operated trucks periodically congregate must have in place an anti-idling policy, with a maximum idling time per truck of five minutes.

IV. PLANNING AND ZONING SUPPORT AND JUSTIFICATION

The requested Amendment is supported and justified by the following:

A. **The requested rezoning to the GI-District is timely.** Due to the impacts of the COVID-19 pandemic, e-commerce is booming. The extent to which people order and receive goods and products that traditionally were purchased in person in a "brick-and-mortar" building has been increasing for years. However, the pace at which e-commerce has been growing is even faster now because of COVID-19 and changed customer expectations. Customers want their orders to be delivered to their homes as quick as possible. To meet these increasing demands, businesses are establishing small to mid-size warehouse/distribution centers in appropriate areas to reduce times between order placement and delivery. Given the foregoing, the Amendment is justified.

B. **The requested rezoning to the GI-District permits compatible redevelopment in an appropriate area.** The Property is located near the interchange of Route 283 (a high-volume, multiple-lane limited access principal arterial highway). Route 283 is planned or designed to accommodate larger volumes of traffic, including trucks that typically are associated with warehouse/distribution centers. Certainly, the Property is in an area that: (i) is served or planned to be served by a full range of infrastructure and utilities; (ii)

is developed with other industrial and commercial businesses; and (iii) the Township has planned or zoned for such growth and development. Given the foregoing, the Amendment is justified.

- C. **The requested rezoning to the GI-District is a logical and appropriate extension of existing industrially planned, zoned or developed land.** By the nature of the Property's location near the Route 283 corridor, several properties in the surrounding area are zoned as industrial. Specifically, there are several adjacent or nearby properties located in the LI-District. Given the location and proximity to the existing LI-District boundary line, the Amendment is justified.
- D. **The requested rezoning eliminates split-zoning of the North Parcel.** The North Parcel is split-zoned and is subject to two separate sets of zone regulations. The western portion of the North Parcel is located in the LI-District that permits industrial uses; whereas, the eastern portion of the North Parcel is located in the A-District that does not permit industrial uses. The requested rezoning eliminates the split-zoning condition and provides uniform and consistent zoning standards for the continued and consistent development and buildout of the Property. Given that the requested rezoning eliminates split-zoning of the Property, the Amendment is justified.
- E. **The requested rezoning limits the impact to residential land in the surrounding area.** The Amendment would rezone areas that are zoned Light Industrial and/or Agricultural. Therefore, the Amendment does not impact residential land. Given the foregoing, the Amendment is justified.
- F. **The Amendment is generally consistent with, and helps to implement, certain purposes of the Zoning Ordinance.** Section 135-11 of the Zoning Ordinance sets forth purposes of the Zoning Ordinance. The Amendment certainly helps to further: (i) promote community development; (ii) vehicle parking and loading space; and (iii) transportation. Given the foregoing, the Amendment is justified.
- G. **The Amendment is generally consistent with, and helps to implement, certain community development goals and objectives of the Zoning Ordinance.** Section 135-12 of the Zoning Ordinance sets forth a series of community development goals and objectives for the Township. Community development goals and objectives support the Amendment, specifically including that the Township will be a place that: (i) sustains the existing viable development; encourages infill, redevelopment and replacement; (ii) achieves safe and efficient movement of goods, services, and people via the transportation system of the region; and (iii) maintains a vibrant and sustainable regional economy that will both create growth opportunities for business and industry and enhance the quality of life and experiences for workers, residents, students and visitors. Given the foregoing, the Amendment is justified.

- H. **The Amendment would address the shortage of developable GI-District land.** The Landfill Parcel is the only tract of land in the Township zoned as part of the GI-District and it is completely developed. Thus, the Amendment would address the shortage of developable GI-District land. Given the foregoing, the Amendment is justified.

V. **CONCLUSION**

For the foregoing reasons, PDC respectfully requests that the Board adopt the Amendment.