



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

December 22, 2022

Certified Mail # 9407 1118 9876 5832 8688 30

Certified Mail # 9407 1118 9876 5832 8688 78

PDC Northeast LPIV, LLC
2442 Dupont Drive
Irvine, CA 92612

Franklin B. Greiner, Jr.
1650 Steel Way
Mount Joy, PA 17552

Re: Proposed Warehouse Development
Property Located at 2843 Mount Pleasant Road
Tax Parcel Account #461-89922-0-0000
Case #230001

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on December 7, 2022. The hearing for the application is scheduled for 6:00 P.M. on Tuesday, January 17, 2023 at the Elizabethtown Area School District Middle School Auditorium, located at 600 East High Street, Elizabethtown, PA 17022. I offer the following comments on the application:


- The subject property is located within the LI, Light Industrial District, consisting of approximately 106.5 acres. The property is generally used for agriculture and contains several buildings associated with the former farmstead.
- A conceptual site plan was submitted with the application, graphically depicting the proposed land development of a 1,006,880-sf. warehouse with access drives, loading/docking areas, parking, and other associated improvements.
- It is noted that a petition to amend the Mount Joy Township Zoning Ordinance has been filed by the applicant to rezone the subject tract and other contiguous lands to the GI, General Industrial District. The proposed warehouse is a use permitted by special exception in the Light Industrial District. With respect to the pending amendment to the Zoning Ordinance, the proposal would be permitted as a by-right or special exception use in the General Industrial District if rezoned as requested.
- The applicant is seeking and has 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 has been requested pursuant to Chapter 135, as noted below:
 - (1) Chapter 135, Article XVII, §135-163.B & §135-163.C to permit an industrial use on the subject property

General criteria for special exceptions are found in §135-383.B of the Zoning Ordinance. You may wish to have an attorney present at the hearing to present your case to the Mount Joy Township Zoning Hearing Board. Additionally, you should be prepared to testify specifically to the general criteria for a special exception as set

forth in §135-383.B. The Township reserves the right to propose conditions of approval to the Zoning Hearing Board prior to the January 17, 2023 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 written in a cursive style with a large, looping initial "J".

Justin S. Evans, AICP
Township Manager/Zoning Officer
Mount Joy Township

Copy: PDC Northeast LPIV, LLC – First Class Mail
Franklin B. Greiner, Jr. – First Class Mail
J. Esch McCombie, Esq. – Email
Joe Peters, Panattoni Development Corporation – Email
Zoning Hearing Board – First Class Mail
Board of Supervisors – Email
Township Solicitor – Email
Township Engineer – Email
File