

Notice is hereby given that the Mount Joy Township Board of Supervisors will hold a special public meeting on Monday, January 9, 2023, at 6:30 p.m., at the Elizabethtown Area School District Middle School Auditorium, 600 East High Street, Elizabethtown, Pennsylvania, to consider, deliberate, discuss and/or take official action on any matter which matter may come before the Board. The Board will conduct a public hearing and, subsequently, if appropriate, at the conclusion of the public hearing or a subsequent meeting held within 60 days of the date of second publication of this advertisement, shall enact an ordinance, the caption of which is as follows:

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF MOUNT JOY, CHAPTER 135, ZONING, AS FOLLOWS:

- (I) TO CHANGE THE ZONING CLASSIFICATIONS FOR THE TRACTS OF LAND IDENTIFIED AS TAX PARCELS NO. 4618217600000, 4610048600000, FROM C-1 COMMERCIAL TO C-2 COMMERCIAL and TO CHANGE THE ZONING CLASSIFICATIONS FOR THE TRACTS OF LAND IDENTIFIED AS TAX PARCELS NO. 4619541700000, 4614145500000, and A SUBDIVIDED PORTION OF 4613408100000 (455 RIDGE RUN RD) FROM AGRICULTURAL TO C-2 COMMERCIAL and
- (II) AMEND AND ALTER THE OFFICIAL TOWNSHIP MAP TO REFLECT THE CHANGES AS REFERENCED HEREIN, NAMELY CERTAIN PARCELS FROM C-1 COMMERCIAL AND ADDITIONAL PARCELS FROM AGRICULTURAL TO C-2 COMMERCIAL
- (III) WITH THE ADDITIONAL TEXT AMENDMENTS, NAMELY AMENDING THE §135-133 SPECIAL EXCEPTION USES TO ELIMINATE SUBSECTIONS (G)(L)(P)
- (IV) WITH THE ADDITIONAL TEXT AMENDMENTS, NAMELY AMENDING THE AREA AND BULK REGULATIONS UNDER §135-133
- (V) WITH THE ADDITIONAL TEXT AMENDMENTS, NAMELY ADDING A NEW (SECTION) §135-141 REFERENCING AND ALLOWING TAX INCREMENT FINANCING (TIF)
- (VI) WITH THE ADDITIONAL TEXT AMENDMENTS, NAMELY SPECIAL EXCEPTION USES §135-256 AMENDING THE RETAIL STORES AND SHOPPING CENTERS IN EXCESS OF 10,000 SQUARE FEET OF GROSS FLOOR AREA

The proposed ordinance may be summarized as follows. Sections 1 and 2 amend the Township Zoning Map as set forth in the caption. Section 3 amends Section 135-132 of the Zoning Ordinance to revise uses permitted as of right within the C-2 General Commercial District, and Section 4 revises uses permitted by special exception in such district. Section 4 amends Section 135-135

governing area and bulk regulations of uses within the C-2 General Commercial District. Section 5 amends Section 135-256, Retail stores and shopping centers in excess of 10,000 square feet of gross floor area. The proposed ordinance contains Exhibits A and B with legal descriptions and a plan of the lands proposed to be rezoned. A copy may be examined without charge at the offices of this newspaper and at the Mount Joy Township Municipal Building, 8853 Elizabethtown Road, Elizabethtown, Pennsylvania, Mondays through Fridays from 8:00 a.m. until 4:00 p.m. A copy of the proposed ordinance may be obtained for the cost of reproduction at the Mount Joy Township Municipal Building during the above hours.

MORGAN, HALLGREN, CROSSWELL &
KANE, P.C.
Mount Joy Township Solicitor