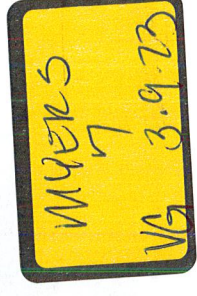


Mt Joy Township Zoning Hearing Board Meeting (Panattoni Hearing Continued from Feb. 15th)

Joelle Myers

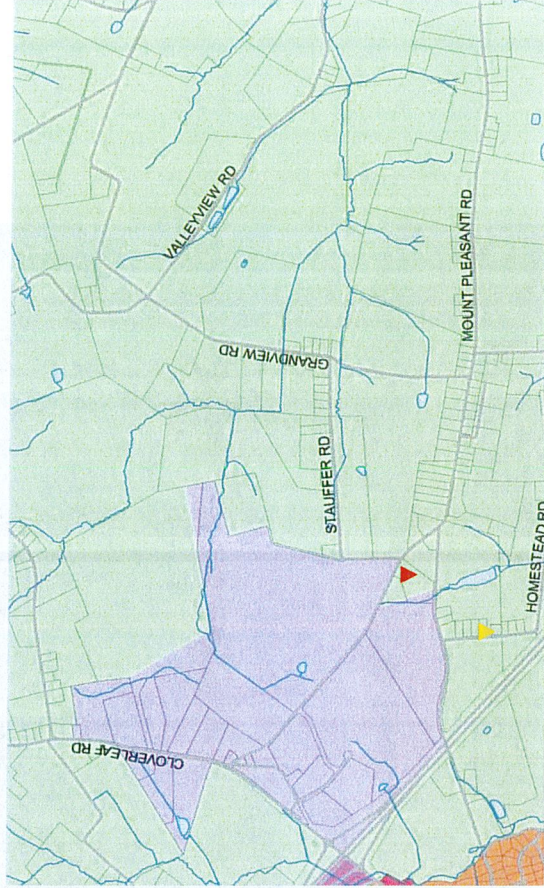
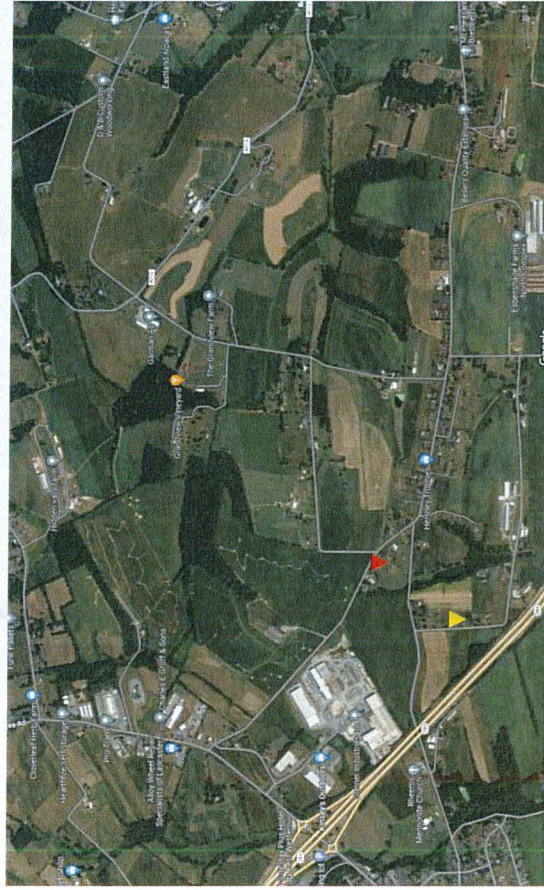
March 9th 2023



2706 Mt Pleasant Rd, Mt Joy, PA 17552



Maps of the Community



Our Neighborhood



Health, Safety, and General Welfare

§ 135-163 Special exception uses.

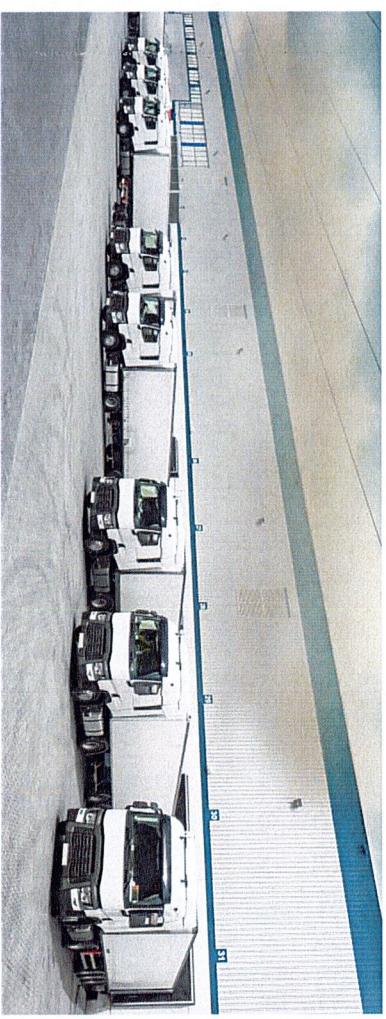
The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate. The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety and general welfare of the community.

- A. Testing laboratories for experimental, research, testing or manufacturing in the medical, science or industrial related fields in accordance with § 135-261, exceeding 30,000 square feet.
- 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:

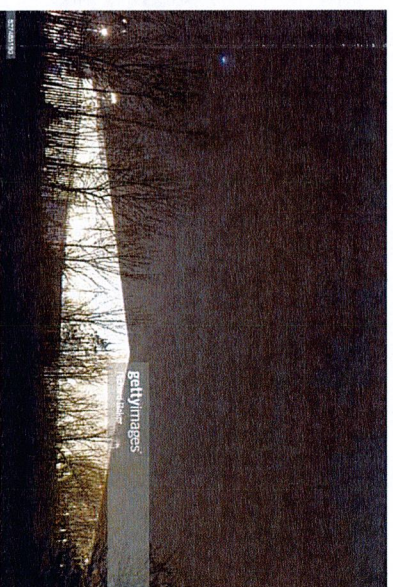
The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety, and general welfare of the community.

HEALTH of the community

Air Pollution



Light Pollution



Noise Pollution



Air Pollution

“the most pressing concerns are the emissions of particulates and carbon dioxide. Particulates from diesel trucks and carbon dioxide emissions have been linked to numerous health issues.”

“Besides lung cancer, warehouse air pollution has been linked to *asthma, chronic bronchitis, and *coronary heart disorder”

“In 2021, Allentown was considered the “Asthma Capital” of the Northeast Mid-Atlantic region, according to the Asthma and Allergy Foundation of America”

Light Pollution

§ 135-383.B(4)

Neighborhood. The proposed special exception shall not substantially injure or detract from the use of neighboring property or from the character of the neighborhood, and the use of property adjacent to the area included in the special exception application shall be adequately safeguarded.

The proposed special exception will not substantially injure or detract from the use of the neighboring property or from the character of the neighborhood, and the use of property adjacent to the area. Conversely, the proposed special exception will allow Applicant to construct the Facility which is compatible with the surrounding industrial uses. Notably, the Property is located across from a 450,000 square-foot warehouse facility, which is the largest job-shop structural steel fabrication operation in Southcentral Pennsylvania. Further, 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. Moreover, the Industrial Use will include the screening, buffering, and setbacks required for industrial uses that adjoin residential districts and residential uses. Therefore, the Application complies with this requirement.

**“special
exception will
not substantially
injure or detract
from the
neighboring
property or from
the character of
the
neighborhood”**

Noise Pollution

§ 135-326.D **No shipping or receiving shall be permitted 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.**

The Facility's proposed loading/docking positions on the Property are not located within 600 feet of a residential zoning district or existing residential development, as determined by the Township's Zoning Officer. Therefore, the Application complies with this requirement.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

NONRESIDENTIAL

A use other than a dwelling or its customary accessory uses. An institutional use in which persons may reside, such as a dormitory or nursing home, shall be considered a nonresidential use.

DWELLING UNIT

Any structure or part thereof designed to be occupied as living quarters for a single housekeeping unit for a continuous period of 30 or more days. It is the intention of the Township that any occupancy which is subject to the Lancaster County room tax established by Lancaster County Ordinances 45 and 46 or any successor ordinances, except a bed-and-breakfast, shall not be considered a dwelling unit.

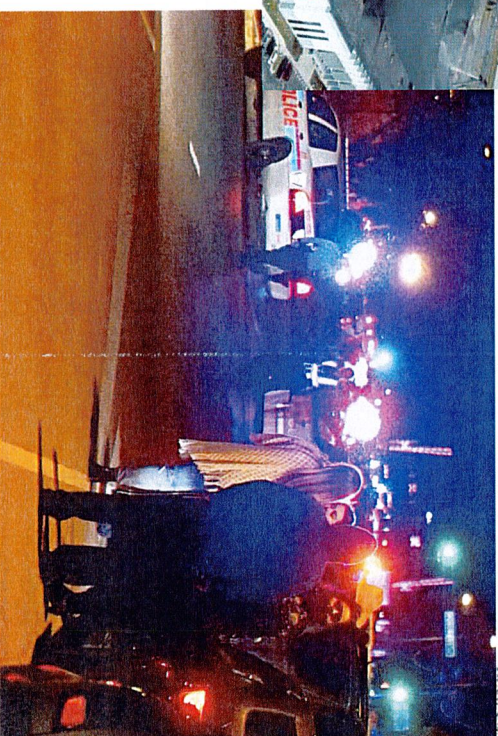
[Amended 4-17-2017 by Ord. No. 312-2017; 1-6-2020 by Ord. No. 320-2020]

SAFETY of the community

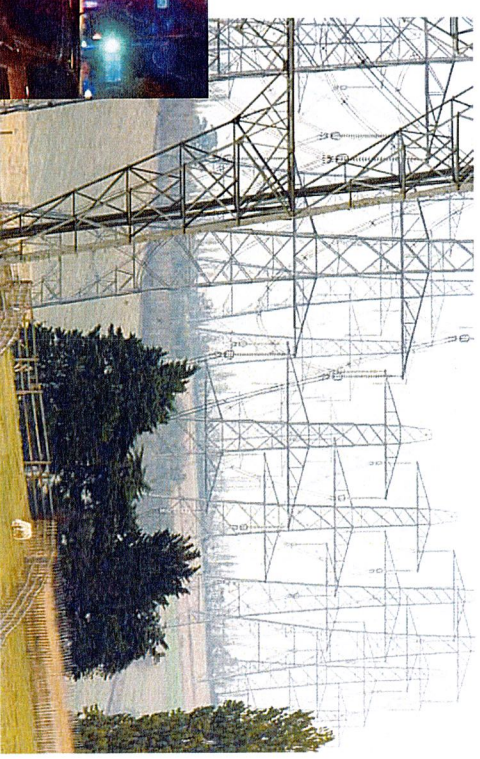
Fire Safety



Police & Crime



Power Supply



Fire Safety, Police & Crime, & Power Supply

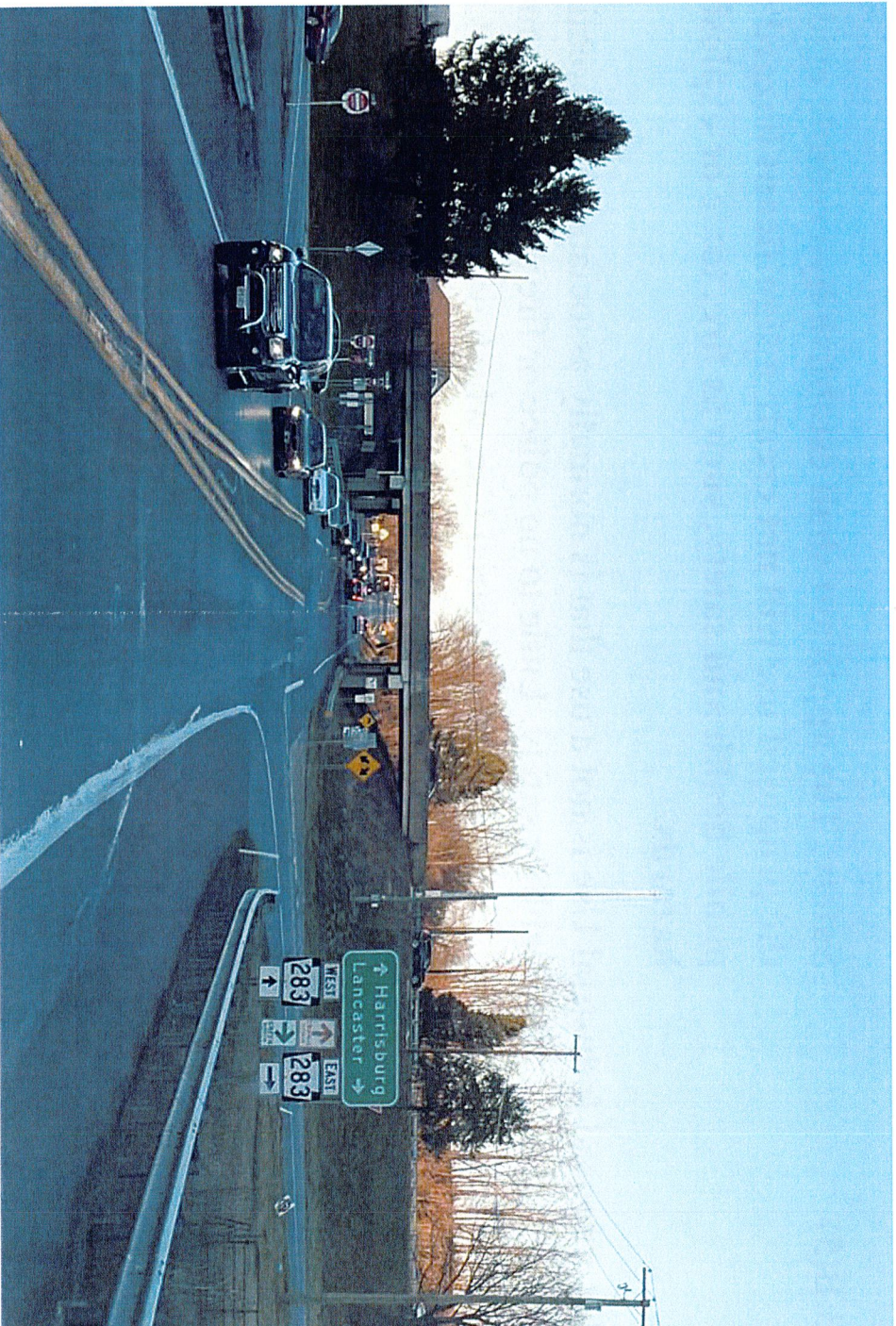
§ 135-383.B(5)

Safety. The applicant shall establish by credible evidence that the proposed use will not create a significant hazard to the public health and safety, such as fire, toxic or explosive hazards.

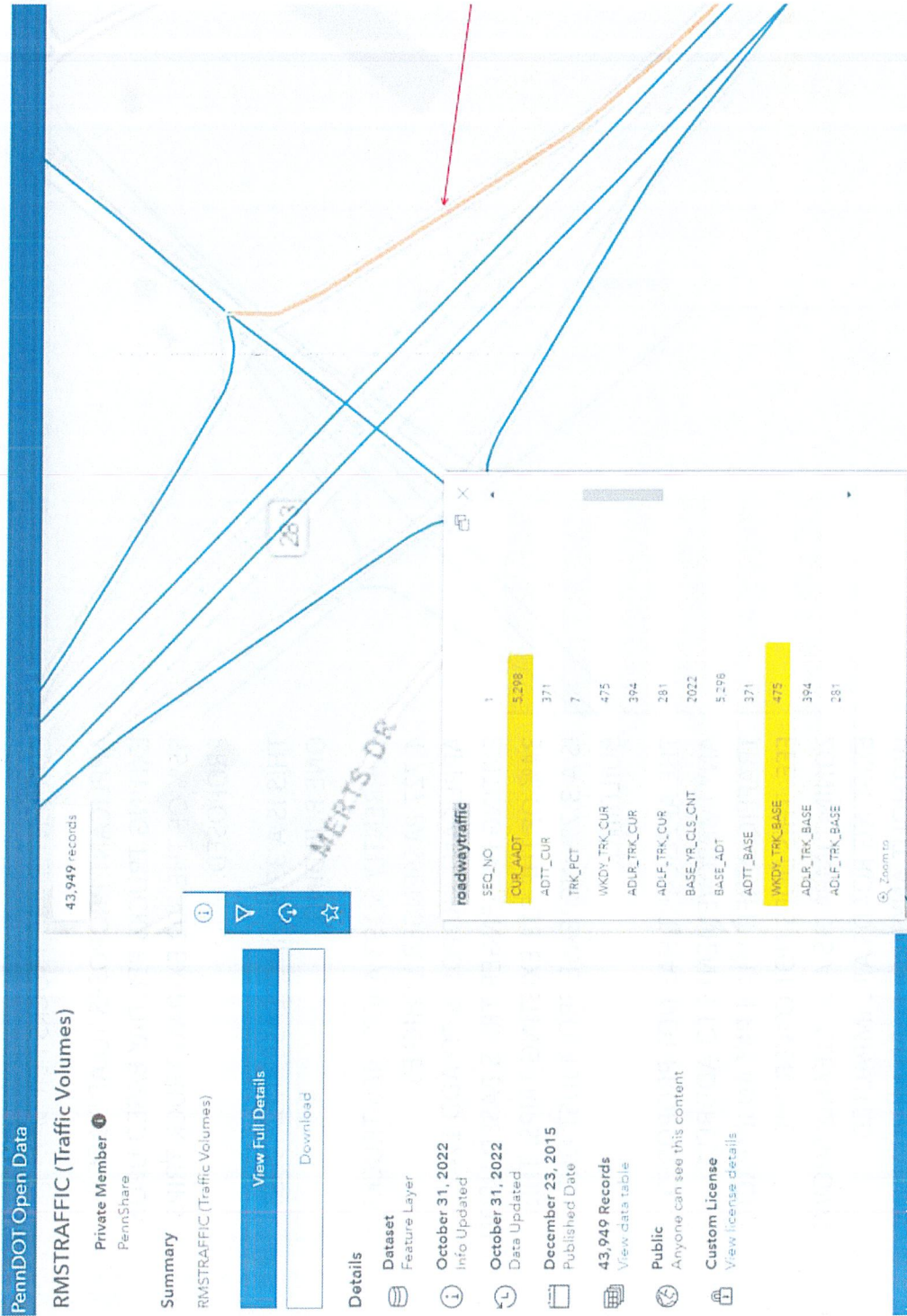
The proposed Industrial Use is not a use that is normally associated with creating significant hazards to public health or safety. Little to no police or fire protection is anticipated to be necessary in connection with the proposed Industrial Use, which will have a sprinkler system. Additional evidence further establishing compliance with this requirement will be provided at the hearing.

What credible evidence is there?

GENERAL WELFARE of the community



283 Off-Ramp From East



CURRENTLY 475 TRUCK TRIPS PER DAY.

APPLICANT PROPOSES TO ADD 166 ENTERING TRUCKS TRIPS PER DAY BASED UPON 55% OF THE 302 ENTERING TRUCK TRIPS PROPOSED.

THIS IS A 35% INCREASE FROM JUST ONE BUILDING.

CURRENTLY 5,298 AADT - 475 TRUCKS = 4,823 PASSENGER VEHICLE TRIPS.

APPLICANT PROPOSES TO ADD 174 ENTERING PASSENGER TRIPS BASED UPON 34% OF THE 513 ENTERING TRIPS. THIS IS A 3.6% INCREASE FROM JUST ONE BUILDING.

THE APPLICANT HAS NOT PROPOSED ANY IMPROVEMENTS TO ADDRESS TRAFFIC OTHER THAN PAY AN IMPACT FEE. THIS DOES NOT COVER THE ZONING IMPACTS AND CLEARLY SHOWS EXISTING ROADS ARE IMPACTED WITHOUT ANY PROPOSED MITIGATION.

283 On-Ramp Heading East



CURRENTLY 466 TRUCKS PER DAY.

APPLICANT PROPOSES TO ADD 166 EXITING TRUCKS PER DAY BASED UPON 55% OF THE 302 EXITING TRUCK TRIPS PROPOSED.

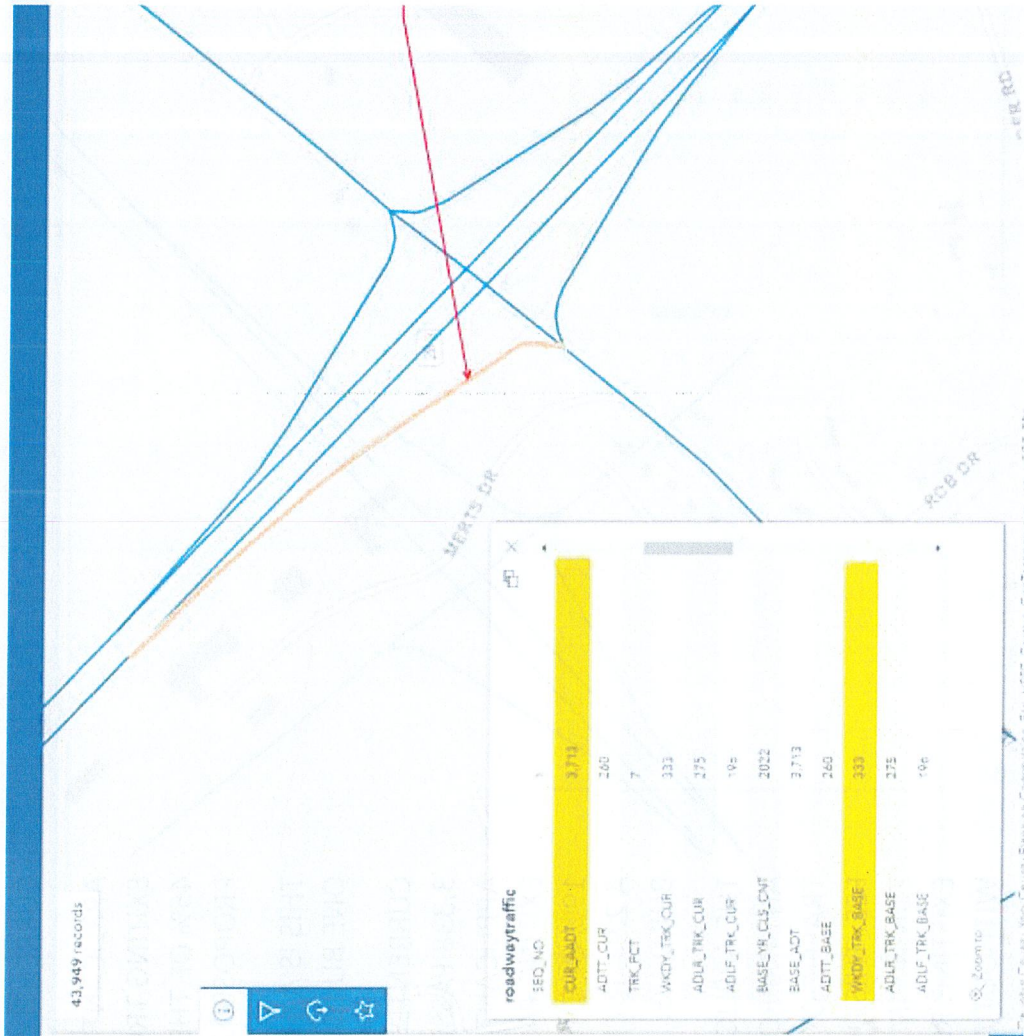
THIS IS A 35.6% INCREASE FROM JUST ONE BUILDING.

CURRENTLY 5,193 AADT - 466 TRUCKS = 4,727 PASSENGER VEHICLES.

APPLICANT PROPOSES TO ADD 174 EXITING PASSENGER TRIPS BASED UPON 34% OF THE 511 EXISTING TRIPS, THIS IS A 3.7% INCREASE FROM JUST ONE BUILDING.

THE APPLICANT HAS NOT PROPOSED ANY IMPROVEMENTS TO ADDRESS TRAFFIC OTHER THAN PAY AN IMPACT FEE. THIS DOES NOT COVER THE ZONING IMPACTS AND CLEARLY SHOWS EXISTING ROADS ARE IMPACTED WITHOUT ANY PROPOSED MITIGATION.

283 Off-Ramp From West



CURRENTLY 333 TRUCKS TRIPS PER DAY. APPLICANT PROPOSES TO ADD 136 ENTERING TRUCK TRIPS PER DAY BASED UPON 45% OF THE 302 ENTERING TRUCK TRIPS PROPOSED.

THIS IS A 41% INCREASE FROM JUST ONE BUILDING.

CURRENTLY 3,713 AADT - 333 TRUCK TRIPS = 3,375 PASSENGER VEHICLES TRIPS . APPLICANT PROPOSES TO ADD 97 ENTERING PASSENGER TRIPS BASED UPON 19% OF THE 513 ENTERING TRIPS. THIS IS A 2.9% INCREASE FROM JUST ONE BUILDING.

THE APPLICANT HAS NOT PROPOSED ANY IMPROVEMENTS TO ADDRESS TRAFFIC OTHER THAN PAY AN IMPACT FEE. THIS DOES NOT COVER THE ZONING IMPACTS AND CLEARLY SHOWS EXISTING ROADS ARE IMPACTED WITHOUT ANY PROPOSED MITIGATION.

PennDOT Open Data

RMSTRAFFIC (Traffic Volumes)
 Private Member
 PennShare

Summary
 RMSTRAFFIC (Traffic Volumes)

[View Full Details](#)
 Download

Details

Dataset
 Feature Layer

October 31, 2022
 Info Updated

October 31, 2022
 Date Updated

December 23, 2015
 Published Date

43,949 Records
 View data table

Public
 Anyone can see this content

Custom License
 View license details

[I want to use this](#)

roadwaytraffic	REQ_NO	CUR_AADT	ADTT_CUR	TRK_PCT	INDIV_TRK_CUR	ADJL_TRK_CUR	ADJF_TRK_CUR	BASE_YR_CLE_CMT	BASE_ADT	ADTT_BASE	INDIV_TRK_BASE	ADJL_TRK_BASE	ADJF_TRK_BASE
	1	3713	260	7	333	275	18	2022	3713	260	333	275	18

283 On-Ramp Heading West



CURRENTLY 329 TRUCKS PER DAY.

APPLICANT PROPOSES TO ADD 136 EXITING TRUCKS PER DAY BASED UPON 45% OF THE 302 EXITING TRUCK TRIPS PROPOSED.

THIS IS A 41.3% INCREASE FROM JUST ONE BUILDING.

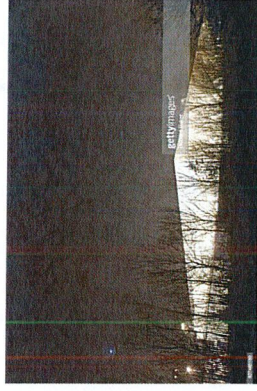
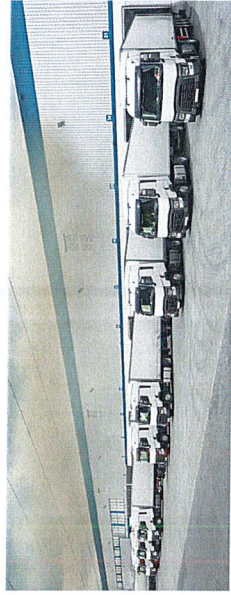
CURRENTLY 3,667 AADT - 329 TRUCKS = 3,338 PASSENGER VEHICLES.

APPLICANT PROPOSES TO ADD 97 EXITING PASSENGER TRIPS BASED UPON 19% OF THE 511 EXITING TRIPS. THIS IS A 2.9% INCREASE FROM JUST ONE BUILDING.

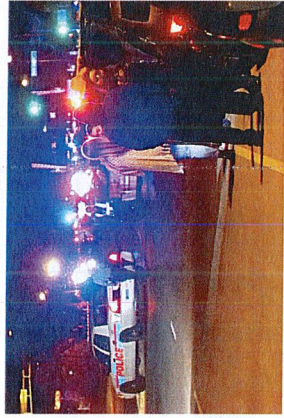
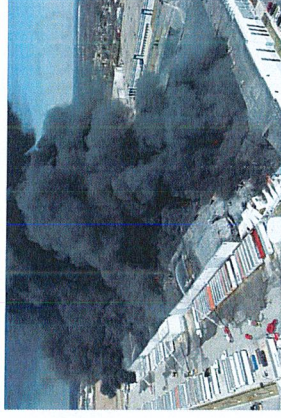
THE APPLICANT HAS NOT PROPOSED ANY IMPROVEMENTS TO ADDRESS TRAFFIC OTHER THAN PAY AN IMPACT FEE. THIS DOES NOT COVER THE ZONING IMPACTS AND CLEARLY SHOWS EXISTING ROADS ARE IMPACTED WITHOUT ANY PROPOSED MITIGATION.

HEALTH, SAFETY, & GENERAL WELFARE

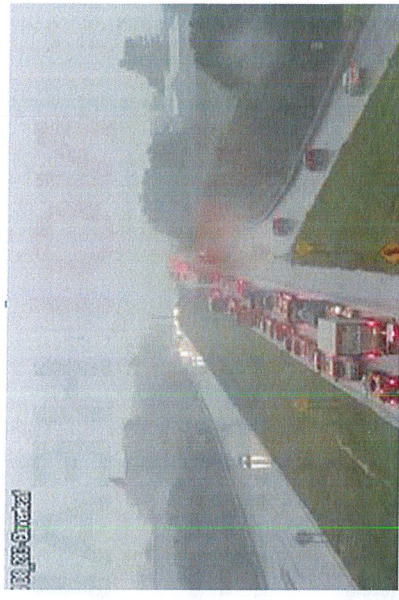
HEALTH



SAFETY



GENERAL WELFARE



HEALTH, SAFETY, & GENERAL WELFARE

*Has the applicant proved that the special exception
will not be detrimental to the welfare of the
community?*

NO! HEALTH

NO! SAFETY

NO! GENERAL WELFARE