



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

March 13, 2023

Certified Mail # 9407 1118 9876 5836 9098 43

Elizabethtown Mount Joy Associates, L.P.  
1000 Germantown Pike, Suite A-2  
Plymouth Meeting, PA 19462

Re: Proposed Development of a Shopping Center  
Property Located at the Northeast Corner of Cloverleaf Road and W. Main Street  
Tax Parcel Account #461-00486-0-0000 & #461-82176-0-0000  
Case #230003

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on March 8, 2023. The hearing for the application is scheduled for 7:00 P.M. on Wednesday, April 5, 2023 at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- I have printed out an aerial image and two street view images of the site so the Zoning Hearing Board can see the layout of the subject property.
- The subject property consists of two tax parcels located within the C-1, Limited Commercial District with a combined area of 22.12 acres. The property is currently undeveloped and has been used for agricultural crop production. The parcels are generally located at the northeast corner of Cloverleaf Road and West Main Street, described as:
  - Tax Parcel 1: Fronting upon Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-00486-0-0000
  - Tax Parcel 2: Fronting upon W. Main Street and Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-82176-0-0000
- The "Property Information" section of the submitted Zoning Hearing Board application lists "2395 South Market Street" as the property address. After searching the Township's records of assigned addresses and the Lancaster County Property Tax system, I have concluded this is not the correct address for either tax parcel involved in this application. Therefore, I used the above descriptions in the legal notices to avoid confusion.
- The applicant proposes to develop the site as a retail shopping center containing a convenience store with fuel pumps, a grocery store, three outparcel buildings, and other retail space totaling approximately 111,350 sf. Access from both Cloverleaf Road and West Main Street is proposed, including a signalized intersection with an access drive and West Main Street.
- Vehicular fuel pumps and retail stores and/or shopping centers in excess of 50,000 sf. are uses not permitted in the C-1 District.
- 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 variances have been requested pursuant to Chapter 135, as noted below:
  - (1) Chapter 135, Article XIII, §135-122 to permit a shopping center in the C-1 District

- (2) Chapter 135, Article XIII, §135-122 to permit vehicular fuel pumps in the C-1 District
- (3) Chapter 135, Article XXII, §135-256.A(1) to permit a shopping center in excess of 50,000 sf. in the C-1 District
- (4) Chapter 135, Article XXII, §135-256.A(3) to permit vehicular fuel pumps in the C-1 District

General criteria for variances are found in §135-383 of the Zoning Ordinance. I have enclosed a copy of §135-383 for your use in preparing for the scheduled hearing. 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 variances as set forth in §135-383.

In the event that the Mount Joy Township Zoning Hearing Board would approve the application, the Township reserves the right to recommend specific conditions be applied to any approvals. Those recommended conditions may be submitted prior to the hearing and/or be presented based upon the testimony given at the hearing. If the Mount Joy Township Zoning Hearing Board approves the application, the Board may change or add conditions if they determine such actions are appropriate based on the testimony and evidence presented and submitted at the hearing.

Should you have any questions concerning this matter, please do not hesitate to contact me.

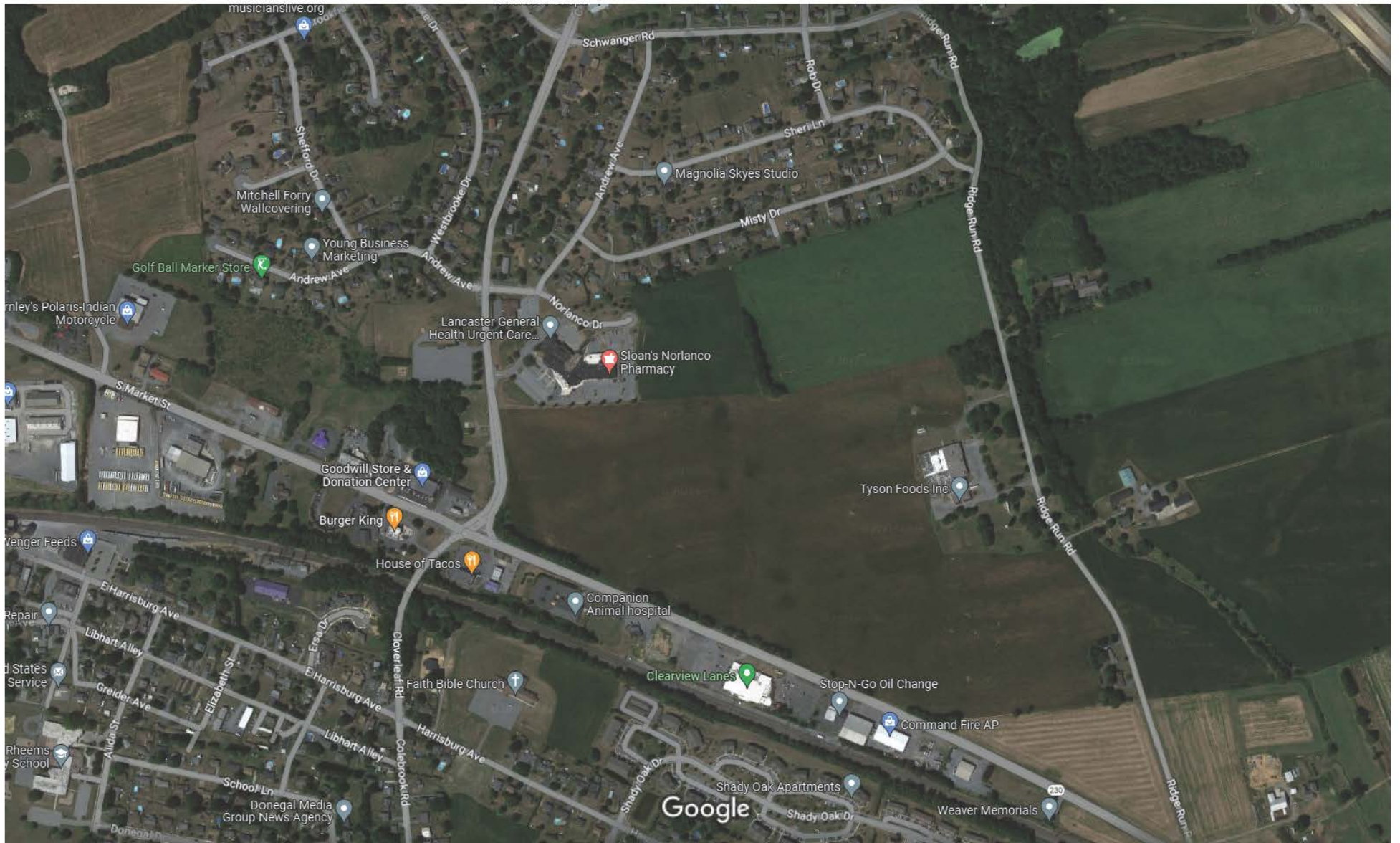
Sincerely,



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

Copy: Elizabethtown Mount Joy Associates, L.P. – First Class Mail  
Craig R. Lewis, Esq. – Email  
MJT Zoning Hearing Board  
Board of Supervisors  
File

Enclosures



Mount Joy, Pennsylvania

Google Street View

Aug 2019

[See more dates](#)



Elizabethtown, Pennsylvania  
Google Street View  
Sep 2011 [See more dates](#)

