



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Special Meeting of the Mount Joy Township Zoning Hearing Board Wednesday, September 13, 2023 AGENDA

1. Call meeting to order at 7:00 P.M.
2. Meeting Attendance:
  - James E. Hershey
  - Gregory R. Hitz, Sr.
  - Robert F. Newton, Jr.
  - Roni K. Clark [Alternate Member]
3. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
4. Procedural briefing by the Zoning Hearing Board Solicitor
5. Swearing in of all potential witnesses by Court Reporter
6. Zoning Case #230010
  - a. Applicant/Landowner: 1475 Gretna LLC, c/o Judy Grillo
  - b. Property Location: 1475 Mount Gretna Road, Elizabethtown, PA 17552; Tax Parcel ID #460-68590-0-0000
  - c. Zoning District: R-2 – Medium Density Residential District
  - d. Variance Requests:
    - (1) Chapter 135, Article XI, §135-105.H: maximum lot coverage for the R-2 District
    - (2) Chapter 135, Article XXII, §135-262.C: public water service for townhouses
    - (3) Chapter 135, Article XXII, §135-262.K: minimum lot area for townhouses
    - (4) Chapter 135, Article XXIII, §135-295.A: minimum lot size for more than one principal use on a lot
    - (5) Chapter 135, Article XXIII, §135-295.C: demonstration that multiple principal uses on a lot can be subdivided onto individual lots
    - (6) Chapter 135, Article XXIII, §135-299.D(3): parking lot screening
    - (7) Chapter 135, Article XXIII, §135-325.D(1): side yard dumpster setback

The applicant desires to construct four townhouse units on the property.

7. Zoning Case #230011
  - a. Applicant/Landowner: Timothy Taylor
  - b. Property Location: 1458 Cloverleaf Road, Mount Joy, PA 17552; Tax Parcel ID #461-05543-0-0000
  - c. Zoning District: LI – Light Industrial District
  - d. Variance Request:
    - (1) Chapter 135, Article XVII, §135-165.E(4): minimum side and rear yard setback from lots used for residential purposes

The applicant desires to demolish an existing commercial structure and build a larger one in its place for a tree service business.
8. Next regularly scheduled meeting will be held Wednesday, October 4, 2023, beginning at 6:00 P.M.
9. Adjournment