



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Zoning Hearing Board Wednesday, November 6, 2024 AGENDA

1. Call meeting to order at 6:00 P.M.
2. Meeting Attendance:
 - James E. Hershey
 - Gregory R. Hitz, Sr.
 - Robert F. Newton, Jr.
 - Roni K. Clark [Alternate Member]
3. Approve & ratify the minutes of the October 2, 2024 meeting
4. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
5. Procedural briefing by the Zoning Hearing Board Solicitor
6. Old Business: Render a decision on Zoning Case #240011 – Sheetz, Inc. (Hearing held October 2, 2024 as continued from September 4, 2024)
7. Zoning Case #240012
 - a. Applicant/Landowner: Elizabethtown Mount Joy Associates LP (aka Elizabethtown Mt Joy LLC)
 - b. Property Location: 2269 South Market Street, Elizabethtown, PA 17022; Tax Parcel ID #460-32729-0-0000 & #460-04088-0-0000
 - c. Zoning District: C-2 – General Commercial District
 - d. Variance Request:
 - 1) Chapter 135, Article XXV, §135-346.B to permit a gravel paving system within a proposed miniwarehouse facilityThe applicant wishes to use the gravel paving system for the internal driveways instead of a bituminous or concrete surface.
8. Zoning Case #240013
 - a. Applicant: Westin & Margaret Kolaric
 - b. Landowner: Paul E. Jr. & Lori R. Kolaric
 - c. Property Location: 330 Hillside Road, Elizabethtown, PA 17022; Tax Parcel ID #460-93686-0-0000
 - d. Zoning District: R-3 – High-Density Residential District
 - e. Special Exception Request:

1) Chapter 135, Article XII, §135-113.A to permit an echo housing unit on the property

The applicant wishes to situate a manufactured home on the property for occupation by a family member.

9. Review of the Proposed 2025 Meeting Schedule

10. Next regularly scheduled meeting will be held Wednesday, December 4, 2024 beginning at 6:00 P.M.

11. Adjournment