



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, March 5, 2025

- 1) Chairman Gregory R. Hitz, Sr. called the meeting to order at 6:00 P.M. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
- 2) Meeting Attendance:
 - Members Present: Gregory R. Hitz, Sr. and Robert F. Newton, Jr.
 - Members Absent: James E. Hershey
 - Alternate Member Present: Roni K. Clark
 - Township Representatives: Jackie Wilbern, Zoning Officer and Kim Kaufman, Township Manager
 - Lancaster County Court Reporter: Veronica Johnston Gouck
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) A motion was made by Robert F. Newton, Jr., and seconded by Roni K. Clark to approve the minutes of the February 5, 2025 meeting. All members present voted in favor of the motion.
- 4) Jackie Wilbern stated that a Public Notice was published in the February 7th and 20th editions of the LNP. The subject properties were posted on February 7, 2025.
- 5) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 6) Old Business: None
- 7) Zoning Case #250005
 - a. Applicant/Landowner: Savaland, LLC
 - b. Property Location: 933 Campus Road, Mount Joy, PA 17552; Tax Parcel ID #460-95914-0-0000
 - c. Zoning District: R-2 – Medium Density Residential
 - d. Variance Request:
 - 1) Chapter 135, Article XI, §135-105.B(2) – minimum lot size for single-family detached dwellings
 - 2) Chapter 135, Article XI, §135-105.B(3) – minimum lot size for semidetached or two-family dwellings
 - 3) Chapter 135, Article XI, §135-105.C(1) – minimum lot width for single-family detached dwellings
 - 4) Chapter 135, Article XI, §135-105.C(2) – minimum lot width for semidetached or two-family dwellings
 - 5) Chapter 135, Article XXIII, §135-295.A – minimum lot width for lots having more than one principal use
 - 6) Chapter 135, Article XXIII, §135-295.C – location of subsequent principal building(s)

Dave Bitner of Bitner Engineering presented, stating there's an existing dwelling with a detached garage. The Applicant proposes to construct an additional two semi-detached residential units, and in order to accommodate the additional units, the Zoning Ordinance requires a lot size of 35,000sf. (10,000sf per semi-detached dwelling plus 15,000 for the single family detached dwelling), to which the property falls short by 1,502sf., representing a 4.3% reduction. Notably, when considering the total lot area including the right-of-way, the total area of the Property (35,632sf) exceeds the required 35,000sf. Additionally, a previous road widening project reduced the lot area from 0.8 acres to the current 0.77 acres.

He continued that the Zoning Ordinance requires a total lot width of 175 feet (50 feet per semi-detached dwelling plus 75 feet for the single-family dwelling), and the property has a total lot width of 158 feet, representing a 9.7% deficiency. He explained the lot was not created by the Applicant, that the property has side lot lines that are not perpendicular to the centerline of the road, resulting in a lot width that is greater at the rear than at the front.

Gregory R. Hitz, Sr. asked the Applicant if he received the Zoning Officer's letter dated February 18, 2025. Mr. Ferrarelli said no, but accepted a copy from the Board, read it and stated he was willing to comply with the conditions listed. Mr. Bitner said other locations were considered but cannot feasibly be placed anywhere else on the property due to existing above/underground utility facilities and the general increase in slope of the property from front to rear. Hr. Hitz asked Mr. Ferrarelli if he would be willing to plant a landscaping screen along the eastern property line and Mr. Ferrarelli agreed.

Gregory R. Hitz, Sr. made the motion, seconded by Roni K. Clark, to approve variances from §135-105.B(2), §135-105.B(3), §135-105.C(1), §135-105.C(2), §135-295.A, and §135-295.C, conditioned upon the following:

1. Applicant shall submit a land development plan.
2. Applicant shall comply with all other provisions contained in Chapter 135 of the Code of Ordinances of the Township of Mount Joy for which relief has not been requested or granted.
3. Applicant shall apply for and obtain the appropriate permits from Mount Joy Township to construct the structure.
4. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Mount Joy Township Zoning Hearing Board at the hearing held on March 5, 2025 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.
5. The Applicant shall plant and install landscaping screening along the Property's eastern boundary line, in accordance with all Township Ordinances, to provide sufficient screening for the adjoining residential use to the east of the Property.

All members present voted in favor of the motion.

8) Zoning Case#250006

- a. Applicant/Landowner: Lancaster Seed Sales
- b. Property Location: 2914 Homestead Road, Mount Joy, PA 17552; Tax Parcel ID #461-04790-0-0000
- c. Zoning District: A - Agricultural
- d. Variance Request:
 - 1) Chapter 135, Article IX, §135-85.H – minimum rear yard setback
 - 2) Chapter 135, Article IX, §135-85.I – maximum impervious coverage

Brian Cooley from DC Gohn and Carl Durst of Lancaster Seed Sales presented the request, stating the company has been there for five years, taking seed produced on the farm and processing for other farmers. The existing machine shop is to be removed, and the new structure will accommodate for future growth. Due to existing conditions, they cannot move the building forward, meaning 7.3% of the building will encroach into the rear setback. There will be a 4.8% increase of what is allowed for impervious coverage, which already exceeds the maximum by 1.5%. Mr. Cooley pointed out that there are three parcels on the same deed and that if the three properties were counted as one, the proposed impervious coverage would be less than the maximum allowed. Carl Durst explained the company's business plan in further detail.

Gregory R. Hitz, Sr. made the motion, seconded by Roni K. Clark, to approve variances from §135-85.H and §135-85.I, conditioned upon the following:

1. The Applicant shall apply for and obtain land development approval for the proposed improvements, subject to any waivers that may be granted.
2. The Applicant shall apply for and obtain all appropriate permits or approvals from Mount Joy Township to construct the proposed structures.
3. The Applicant shall comply with all other provisions contained in the Zoning Ordinance for which relief has not been requested or granted.

4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on March 5, 2025, except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

- 9) Next regularly scheduled hearing will be held Wednesday, April 2, 2024, beginning at 6:00 p.m.
- 10) A motion was made by Robert F. Newton, Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:47 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jackie Wilbern". The signature is written in a cursive style with a large initial 'J'.

Jackie Wilbern
Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board