



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Zoning Hearing Board Wednesday, April 2, 2025 AGENDA

1. Call meeting to order at 6:00 P.M.
2. Meeting Attendance:
Gregory R. Hitz, Sr. - Chairman
James E. Hershey – Vice Chairman
Robert F. Newton, Jr. - Secretary
Roni K. Clark [Alternate Member]
3. Approve & ratify the minutes of the March 5, 2025 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:
 - a. Request for Extension of Time of Prior Approval – Case #230007: Lancaster Portfolio I, LLC (1444 Cloverleaf Road, Mount Joy). Approvals expire on June 9, 2025.
7. Zoning Case #250007
 - a. Applicant/Landowner: Paradise Energy Solutions/Debra Deis
 - b. Property Location: 1151 Grandview Road, Mount Joy, PA 17552; Tax Parcel ID #462-39302-0-0000
 - c. Zoning District: A – Agricultural
 - d. Variance Request:
 - 1) Chapter 135, Article IX, §135-313.C(4) – a variance of the requirement to provide vegetative screening around the ground-mount solar system.The applicant proposes to use existing vegetation on the property.
8. Zoning Case#250008
 - a. Applicant/Landowner: John Stoltzfus
 - b. Property Location: 2250 Mount Gretna Road, Elizabethtown, PA 17022; Tax Parcel ID #460-75659-0-0000
 - c. Zoning District: A – Agricultural
 - d. Special Exception Request:

1) Chapter 135, Article IX, §135-83.J to permit a landscaping business

e. Variance Request:

1) Chapter 135, Article IX, §135-240.C - a variance of the requirement to provide vegetative screening around all components of the landscaping business.

The applicant wishes to operate a landscaping business and utilize the existing vegetation of the property to screen the business.

9. Zoning Case #250009

a. Applicant/Landowner: Hunter King & Shaina Kulp/Gregory & Melody Kulp

b. Property Location: 673 Church Road, Manheim, PA 17545; Tax Parcel ID #460-67851-0-0000

c. Zoning District: A – Agricultural

d. Variance Request:

1) Chapter 135, Article IX, §135-85.G – a variance from the minimum 20’ side yard setback.

The applicant proposes to construct a residential addition encroaching 10-feet into the side yard setback.

9. Next regularly scheduled meeting will be held May 7, 2025 beginning at 6:00 P.M.

10. Adjournment