



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

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Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, January 7, 2026

- 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., Robert F. Newton Jr., & Roni K. Clark
- Members Absent: James E. Hershey
- Township Representatives: Justin Evans, Assistant Zoning Officer; Matthew Mandia, Township Manager
- Lancaster County Court Reporter: Angela Kilby
- Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas

- 3) Election of Officers

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to appoint Gregory R. Hitz, Sr. as Chairman. The motion passed with abstention by Mr. Hitz.

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to appoint James E. Hershey as Vice Chairman. All members present voted in favor of the motion.

A motion was made by Gregory R. Hitz Sr. and seconded by Roni K. Clark to appoint Robert F. Newton Jr. as Secretary. The motion passed with abstention by Mr. Newton.

A motion was made by Robert F. Newton Jr. and seconded by Gregory R. Hitz Sr. to appoint Roni K. Clark as Alternate Member. The motion passed with abstention by Mr. Clark.

- 4) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to approve the minutes of the December 10, 2025 meeting. All members present voted in favor of the motion.

- 5) Mr. Evans confirmed that the public notice was published in the Friday, December 19, 2025 and Friday, December 26, 2025 editions of the LNP. The property was posted on Monday, December 29, 2025.

- 6) Solicitor John P. Henry provided a procedural briefing for the meeting.

- 7) Zoning Case #260002

- a. Applicant: Reem Al-Athary
- b. Landowner: Kevin Grewal
- c. Property Location: 467 Hershey Road, Elizabethtown, PA 17022, Tax Parcel ID #460-05687-0-0000
- d. Zoning District: (MU) Mixed Use District
- e. Special Exception Requests:
 - (1) Chapter 135, Article XV, §135-143.C – vehicular sales or rental establishment
 - (2) Chapter 135, Article XV, §135-143.E – vehicular service or repair establishment
- f. Variance Requests:
 - (3) Chapter 135, Article XXII, §135-266.B – vehicular service or repair establishment without public water and sewer service

(4) Chapter 135, Article XXII, §135-267.B – vehicular sales or rental establishment without public water and sewer service

Applicant Reem Al-Athary of Green Gate Auto presented the application. She submitted Exhibit A-1 consisting of the following materials:

- various photographs of the interior and exterior of the premises, including dumpster location, customer parking spaces, and fire extinguisher locations
- building and freestanding signage
- certificate of insurance
- Commonwealth of Pennsylvania dealer plate list
- used oil service payment form
- trash service invoice

Ms. Al-Athary noted a private well serves the property but bottled water is supplied for employees and customers. Employee parking is located to the left of the building and delineated customer parking spaces are in front, including four standard spaces and one handicapped accessible space. Fire extinguishers are in multiple locations within the building, the furnace was recently replaced, and pest control recently serviced the building. She proposed no changes to the structure of the building and has provided a telephone contact number in the front window per PennDOT specifications. The building contains a 26' x 27.4' repair bay that will be outfitted with a lift if the business is approved.

The applicant acknowledged receipt of the Zoning Officer's December 11, 2025 letter and agreed to the proposed conditions. She also noted the customer restrooms are fully functional and served by the on-lot sewer system. All repairs will be conducted indoors and all lubricants, fuel, and other repair equipment will be stored indoors. Oil and parts will be delivered to the site in the early stages of the business. If the repair aspect is successful, used oil will be put into an indoor tote for recycling as opposed to a barrel.

Ms. Al-Athary confirmed that ServPro is no longer occupying the premises. She acknowledged the limitation on repair vehicles being stored on site for no more than seven days. Junked vehicles will not be kept on the premises. They will be transported to her husband's repair facility in Manheim. All trash will be put into a dumpster that is currently located at the rear of the building. A discussion took place about screening the dumpster from sight. Repairs will take place indoors but limited detailing work could occur outdoors in natural light. Used tires will be stored on an indoor rack, then taken by another party for resale.

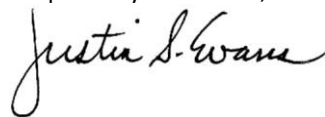
After further discussion, the application was amended via the testimony to include variance requests from both the public water and public sewer requirements. A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to grant approval of the application, as amended, subject to the following conditions:

1. The Applicant shall apply for and obtain a Use & Occupancy Permit for the approved uses;
2. The Applicant and/or the owner(s) of the Properties shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
3. 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 January 7, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

- 8) Next regularly scheduled meeting is Wednesday, February 4, 2026 beginning at 6:00 P.M.
- 9) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:32 P.M. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink, reading "Justin S. Evans". The signature is written in a cursive style with a large, looping initial "J".

Justin S. Evans, AICP
Assistant Zoning Officer

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