



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
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## Mount Joy Township Zoning Hearing Board Wednesday, March 4, 2026

### 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 January 7, 2026 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. Zoning Case #260003
  - a. Applicant/Landowner: Jonathan Hubler
  - b. Property Location: 202 Ridgeview Road N, Elizabethtown, PA 17022, Tax Parcel ID #460-62153-0-0000
  - c. Zoning District: (A) Agricultural
  - e. Special Exception Request:
    - (1) Chapter 135, Article IX, §135-83.J & §135-83.L – expansion of a landscaping business with an accessory structure
  - f. Variance Requests:
    - (2) Chapter 135, Article XXIII, §135-299.B(1) & §135-299.B(3) – landscaping requirements
    - (3) Chapter 135, Article XXIII, §135-299.C(1) – buffer/screening requirements
    - (4) Chapter 135, Article XXIII, §135-306.B – riparian corridor
    - (5) Chapter 135, Article IX, §135-86.A – accessory structure height
- The applicant seeks approval for the construction of an accessory structure to expand a landscaping business on the premises.
7. Zoning Case #260004
  - a. Applicant/Landowner: SM&B Enterprises, LLC

- b. Property Location: Fairview Road, Mount Joy, PA 17552, Tax Parcel ID #461-12566-0-0000 (south side of Fairview Road between Snyder Road and Plum Street)
- c. Zoning District: (A) Agricultural
- d. Variance Requests:
  - (1) Chapter 135, Article IX, §135-85.B(1) – creation of new lots or single-family dwellings
  - (2) Chapter 135, Article IX, §135-85.C(2) – maximum lot area for single-family dwellings
  - (3) Chapter 135, Article IX, §135-86.A – accessory structure height

The applicant seeks approval to subdivide the subject tract into three residential lots.

8. Next regularly scheduled meeting is Wednesday, April 1, 2026 beginning at 6:00 P.M.

9. Adjournment