



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

March 17, 2026

Certified Mail # 9407 1118 9876 5431 6124 83

Franklin B. Greiner, Jr.  
700 Cornwall Mountain Road  
Lititz, PA 17543

Re: Proposed Industrial Uses & Industrial Park  
Property Located at 2843 Mount Pleasant Road, Mount Joy, PA 17552  
Tax Parcel Account #461-89922-0-0000  
Case #260001

Dear Mr. Greiner:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on November 13, 2025. The hearing for the application is scheduled for **6:00 P.M. on Tuesday, April 14, 2026** at the **Gibble Auditorium of the Masters Center for Science, Mathematics and Engineering on the Elizabethtown College Campus, 1 Alpha Drive, Elizabethtown, PA 17022**. Additional details regarding parking and entry to the Masters Center will be available on the Mount Joy Township website (<https://www.mtjoytwp.org>). I offer the following comments on the application:

- The subject property is 106.5 acres in size and is currently located in the (A) Agricultural District. However, the application was received and deemed complete on November 13, 2025. The Mount Joy Township Board of Supervisors enacted Ordinance No. 350-2025 on November 17, 2025 which rezoned the property from (LI) Light Industrial to (A) Agricultural. Therefore, the application is proceeding under the Light Industrial District provisions.
- Your application proposes the subdivision of the subject property into three lots and the development of two of them. Lot 1 (~46.84 acres) would be improved by a ~603,200-sf industrial building. Lot 2 (~56.63 acres) would be developed as an industrial park with two buildings consisting of ~378,000 sf and ~246,580 sf. Lot 3 (~1.63 acres) is not proposed to be developed under this application.
- You are seeking and have requested approval of the proposed project via Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012, as amended. The following Special Exception requests have been made pursuant to Chapter 135:
  - (1) Chapter 135, Article XVII, §135-163.B – establishment of an industrial use exceeding 50,000 sf.
  - (2) Chapter 135, Article XVII, §135-163.C – establishment of an industrial use not specifically referenced by §135-162.E
  - (3) Chapter 135, Article XVII, §135-163.E – establishment of an industrial park
  - (4) Chapter 135, Article XXVIII, §135-383.B(7) – extension of time in which to obtain a zoning permit and complete construction

We have secured the same venue as referenced above for the following dates in anticipation of the case's continuance. The continued hearings will also begin at 6:00 P.M.

- Thursday, April 30
- Tuesday, May 12

Greiner, Franklin B., Jr.  
MJTZHB File #260001  
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Should you have any questions, please do not hesitate to contact me.

Sincerely,

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

Justin S. Evans, AICP  
Assistant Zoning Officer  
Mount Joy Township

Copy: Franklin B. Greiner, Jr. – First Class Mail  
Adjoining property owners – First Class Mail  
Attorney J. Dwight Yoder – via Email  
MJT Zoning Hearing Board  
MJT Board of Supervisors  
File