

Agenda

Mount Joy Borough Zoning Hearing Board 7:00PM, Wednesday October22, 2025

A. Call to Order:

B. Roll Call:

_____ Robert Marker (Chairperson) _____ George Leyh (Vice Chairperson)

_____ Dominc Castaldi _____ Michael Melhorn _____ Thomas Paul _____ James Boudier (Alt)

C. Approval of Minutes:

Consider motion to approve the September 24th, 2025 Zoning Hearing Board meeting summary.

D. Review of Procedures

E. Case 25-05 – Decision on application of Michael Banwell Jr. requesting a Special Exception and Variance for the property located at 127 E. Main St. Mount Joy, PA. 17552 (Zoned Commercial Business District) Case heard by ZHB and decision continued at 9/25/2025 ZHB meeting.

F. Presentation of Case(s):

Case 25-06: Application of Jon Sattazahn, 149 E. Willow St. Elizabethtown, PA 17022, request the following action to the property located at 115 E. Main St, Mount Joy, PA 17552 (Zoned Commercial Business District)

A. Special Exception to Section 270-46, Permitted Uses, Subsection B, Table of Permitted Uses, Commercial Uses

Applicant requests a special exception for the use of property as a short-term rental.

B. Variance to Section 270-62.TT(1) Short-Term Rental

Applicants requests a variance for a short-term rental to be located in a structure which contains a dwelling unit.

Case No. 25-07: Application of Erick & Melanie Aiken, 635 Melissa Ln. Mount Joy, PA, 17552 request that the following action to the property at 228 E. Main St. Mount Joy, PA 17552.

A. Special Exception to Section 270-46, Permitted Uses, Subsection B, Table of Permitted Uses, Commercial Uses

Applicant requests a special exception for the use of property as a short-term rental.

G. Next Meeting:

Next meeting will be held **Wednesday, November 19th, 2025**, at 7:00PM provided there is a case(s) to be heard

H. Adjournment