



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

Mount Joy Borough
Zoning Hearing Board

Hearing Summary Minutes
Hearing Date: 10/22/2025
Case(s): 25-05, 25-06 & 25-07
Prepared: 10/31/2025

The Mount Joy Borough Zoning Hearing Board met in the Council Chambers of the Mount Joy Borough Offices, 21 E Main St, Mount Joy, PA 17552 on the above Hearing Date. The hearing was called to order by Chairperson Robert Marker, additional members present were Michael Melhorn, Dominic Castaldi and James Boudier (Alt). Present also the Zoning Hearing Board Solicitor, Joseph Kenneff, the Borough Zoning, Codes & Stormwater Administrator, Brett R. Hamm and Court Reporter/stenographer Michelle Parke.

Summary of Events

1. Hearing called to order at 7:00PM
2. Hearing Summary from September 24, 2025, hearing reviewed and accepted. Motion by Dominic Castaldi, Second by Michael Melhorn. Members vote 4-0 in favor.
3. Case 25-05 Michael Banwell Jr. requested to add in to record a letter regarding his case that was continued until this meeting. Due to all members not being present that were at the September 24, 2025 ZHB meeting a motion was made by Robert Marker, 2nd by Michael Melhorn to have a special meeting on October 30th @ 7:00pm to make a final decision on this case. Motion passed 4-0 in favor
A second motion by Robert Marker and 2nd by Michael Melhorn to allow Mr. Banwell's letter to be added to case 25-05. Motion passed 4-0 in favor
4. Zoning Official Hamm sworn in and reviews application and pre-hearing procedures of Case 25-06 with ZHB Solicitor Kenneff at 7:07PM
5. Applicant Jon Sattazahn, property owner sworn in and presented his case for a special exception and variance for the short-term rental at 115 W Main St., Mount Joy. At 7:08pm
6. Applicant Q&A of application by Borough Solicitor. 7:35pm
7. ZHB Members questions regarding the case with applicants' responses.
8. Testimony Closed at 7:42PM. ZHB enters executive session.
9. ZHB returns from executive session at 7:56PM.
10. Motion by Robert Marker, 2nd by Michael Melhorn to approve the special exception and variance with conditions. Motion passed 4-0 in favor.
11. Zoning Official Hamm reviews application and pre-hearing procedures of Case 25-07 with ZHB Solicitor Kenneff at 8:00PM
12. Applicant, Erick & Melanie Aiken, property owner, sworn in and provides testimony to the application.
13. Applicant Q&A of application by Borough Solicitor. Discussion about terminology regarding a structure or dwelling.
14. Public Q&A and Comments.
15. Testimony Closed at 8:17PM. ZHB enters executive session.
16. ZHB returns from executive session at 8:27PM.

17. 8:28PM A motion by Robert Marker, 2nd by Dominic Castaldi to reopen testimony. Motion passed 4-0.
18. ZHB advised the Aikens since the property in question was a standalone structure and a variance was not needed, The Aikens withdrew their request for a variance.
19. 8:31PM a motion by Robert Marker, 2nd by Dominic Castaldi to close testimony. Motion passed 4-0
20. A Motion by Robert Marker, 2nd by Michael Melhorn to grant the special exception for the short-term rental. Motion passed 4-0
21. Motion to adjourn by Robert Marker and 2nd by Mike Melhorn, hearing closed at 8:33PM.