



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

Mount Joy Borough
Zoning Hearing Board

Hearing Summary Minutes
Hearing Date: 9/27/2023
Case(s): 23-05 & 23-06
Prepared: 10/5/2023

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, present members were George Leyh, Mike Melhorn, Thomas Paul, absent was Ned Sterling. Present was Borough Zoning Officer, Duane Brady Jr; Zoning Hearing Board Solicitor, Joseph Kenneff; and stenographer Michelle Parke.

Summary of Events

1. Hearing called to order at 7:02pm
2. Minutes Summary from September 27th, 2023, hearing were reviewed and accepted. Motion by Mike Melhorn, Second by George Leyh
3. Zoning Ofc Brady sworn in and reviews application and pre-hearing procedures of Case 23-05 with ZHB Solicitor Kenneff at 7:05pm
4. Applicant Luke Wayman was allowed to ask questions of Zoning Ofc Brady regarding the case history
5. Luke and Catherine Wayman sworn in to give testimony to the application at 7:16pm
6. Mr. & Mrs. Wayman testify that they currently have 5 ducks on the property in question and provide further testimony for the application.
7. Members question Mr. and Mrs. Waymen and receive responses
8. Susan Montgomery of 21 New St, sworn in to give testimony in favor of the applicant at 7:33pm
9. Cory Holton of 29 Columbia Ave, sworn in to give testimony in favor of the applicant at 7:37pm
10. Members ask additional questions with responses
11. Members move to executive session for discussion at 7:44pm
12. ZHB Solicitor Kenneff made some clarifying comments prior to returning to the record
13. Members return to record at 7:52pm
14. ZHB Solicitor Kenneff asks Mr. and Mrs. Wayman if they would like to modify their application to receive a special exception, applicants agree
15. Thomas Paul presents motion, 2nd by George Leyh to approve the special exception for a maximum of 2 ducks and that the applicant has 6 months to reduce the 5 ducks to 2 ducks, members vote 4-0 in favor to grant
16. Case 23-05 closed at 7:56pm
17. Case 23-06 called to order at 7:57pm
18. Zoning Ofc Brady is questioned about the case
19. Applicant Alan Nelson of CRATR Properties sworn into give testimony at 7:58pm
20. Zoning Officer Brady gives additional testimony on the case facts and history
21. David & Brenda Glasford of 334 Chocolate Ave sworn in to give testimony against the application at 8:03pm
22. Leon Gehman of Chiquesville LLC present as a neighbor and makes an unsworn statement directed by ZHB Solicitor Kenneff

23. Additional testimony made to the board by several of the previously sworn parties
24. Members enter executive session at 8:17pm
25. Members return to record at 8:22pm
26. Motion by member Thomas Paul and seconded by Mike Melhorn to deny the variance request, motion carried 4-0
27. Motion to adjourn by Thomas Paul and seconded by George Leyh, hearing closed at 8:30pm