

Agenda
Mount Joy Borough
Zoning Hearing Board
7:00PM, Wednesday, May 22nd ,2024

A. Call to Order:

B. Roll Call:

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

___ Ned Sterling (Secretary) ___ Michael Melhorn ___ Thomas Paul

C. Approval of Minutes:

Consider motion to approve the January 24th, 2024 Zoning Hearing Summary Minutes.

D. Review of Procedures

E. Presentation of Case(s):

Case No. 24-02: Application of Troy & Annette Drohan, PO Box 3571, Mount Joy, PA 17552, request the following action to the property located at 1063-1065 Donegal Springs Rd, Mount Joy, PA 17552 (Zoned Medium Density Residential)

- A. Variance to Section 270-111C Minimum size of dwellings. Each dwelling unit shall include a minimum of 500 square feet of enclosed, habitable, indoor, heated floor area, which shall be primarily above ground level.
- B. Variance to Section 270-62N(5) Conversion of an existing building (including and existing dwelling) into dwelling units: A maximum of four total dwelling units may be developed per lot unless a more restrictive provision is established by another section of this chapter.
- C. Variance/Special Exception to Section 270-46B(1)(a) Table of Permitted Uses: Primarily Residential Districts. Any land or structure shall only be used or occupied for a use specifically listed in this chapter as permitted in the zoning district where the land is located. Such uses shall only be permitted if the use complies with all other requirements of this chapter.

Case No. 24-03: Application of John & Pamela Miller, 782 Bucher Ct., York, PA, 17404 request that the following action to the property at 400E. Main St., Mount Joy, PA 17552 (Zoned Neighborhood Commercial)

- A. Variance to Section 270 Attachment 2: Table of Permitted Uses: Primarily Non-Residential Districts. Allow redevelopment of the property into a Dairy Queen restaurant with drive-through service.

F. Next Meeting:

Next meeting will be held Wednesday, June 26th, 2024, at 7:00PM provided there is a case to be heard.

G. Adjournment