

Agenda
Mount Joy Borough
Zoning Hearing Board
7:00PM, Wednesday July 23, 2025

A. Call to Order:

B. Roll Call:

_____ Robert Marker (Chairperson) _____ George Leyh (Vice Chairperson)
_____ Ned Sterling (Secretary) _____ Michael Melhorn _____ Thomas Paul

C. Reorganization of the Board:

Per section 906 of the PA MPC the Zoning Hearing Board shall reorganize on an annual basis.

- a. Nomination and election of Board President
- b. Nomination and election of Board Vice President
- c. Nomination and election of Secretary

D. Approval of Minutes:

Consider motion to approve December 18, 2024, Zoning Hearing Board meeting summary.

E. Review of Procedures

F. Presentation of Case(s):

Case 25-01: Application of Jeffery Dill, DVM of Donegal Animal Hospital, requesting the following action for the property located at 366 S. Market Ave. Mount Joy, PA 17552 (Zoned Medium Density Residential)

- A. Variance to Section 270-47 (A) Lot and Setback requirements
Applicant requests a variance to expand existing non-conforming rear yard setback.
- B. Variance to Section 270-133 (D) Buffer Yards
Applicant requests a variance to expand existing non-conforming rear buffer yard.

Case 25-02: Application of Michael Banwell Jr., requesting the following action for the property located at 127 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
- C. Variance to Section 270-62, Principal Uses, (TT) Short-Term Rental
Applicant requests a variance for the use of property as a private event venue as an accessory to use as a short-term rental

G. Next Meeting:

Next meeting will be held Wednesday, August 27, 2025, at 7:00PM provided there is a case to be heard.

H. Adjournment