



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

Mount Joy Borough
Zoning Hearing Board

Zoning Hearing Board Hearing Summary

Hearing Date: 7/23/2025

Case(s): 25-01 & 25-02

Prepared: 8/6/2025

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 George Leyh, Ned Sterling, Michael Melhorn and Thomas Paul. 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. Reorganization of the Board. Nomination and Election of Robert Marker–Board President, George Leyh–Board Vice President, and Ned Sterling–Secretary. Motion by Thomas Paul, second by Michael Melhorn. Members vote 5-0 in favor.
3. Hearing Summary from December 18, 2024, hearing reviewed and accepted. Motion by Thomas Paul, Second by Michael Melhorn. Members vote 4-1 in favor. (Ned Sterling–Ney)
4. Zoning Official Hamm sworn in and review of application and pre-hearing procedures of Case 25-01 with ZHB Solicitor Kenneff at 7:04PM
5. Applicants' engineer Todd Smeigh with D.C. Gohn, and Jeffrey Dill DVM. owner Donegal Animal Hospital, sworn in and provide testimony to the application.
6. Applicant Q&A of application by Borough Solicitor.
7. ZHB Members questions regarding the case with applicants' responses.
8. Testimony Closed at 7:21PM. ZHB enters executive session.
9. ZHB returns from executive session at 7:24PM.
10. Ned Sterling presents motion, 2nd by George Leyh. Members vote 5-0 in favor. Application for variances with conditions granted.
11. Case 25-01 closed at 7:27PM
12. Zoning Official Hamm reviews application and pre-hearing procedures of Case 25-02 with ZHB Solicitor Kenneff at 7:28PM
13. Applicant, Michael Banwell Jr, property owner and Juan Montealegre, business partner, sworn in and provide testimony to the application.
14. Applicant Q&A of application by Borough Solicitor.
15. ZHB Members ask questions regarding the case with applicants' responses.
16. ZHB enters executive session at 8:18PM.

17. ZHB returns from executive session at 8:27PM.
18. ZHB Members ask additional questions regarding the case with applicants' responses.
19. Testimony Closed at 8:30PM.
20. Applicant withdraws application for variance to section 270-62, Principal Uses.
21. Robert Marker presents motion, 2nd by Ned Sterling. Members vote 5-0 in favor. Application for special exception with conditions granted.
22. Case 25-02 closed at 8:34PM
23. Motion to adjourn by Robert Marker and 2nd by Ned Sterling, hearing closed at 8:35PM.