

Agenda
Mount Joy Borough
Zoning Hearing Board
7:00PM, Wednesday September 24, 2025

A. Call to Order:

B. Roll Call:

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

_____ Michael Melhorn _____ Thomas Paul

C. Approval of Minutes:

Consider motion to approve July 23, 2025, Zoning Hearing Board meeting summary.

D. Review of Procedures

E. Presentation of Case(s):

1. Case 25-03: Application of Leon Gehman, owner Chiquesville LLC, requesting the following actions for the property located at 527 & 537 Donegal Springs Rd. Mount Joy, PA 17552 (Zoned Low Density Residential)

- A. Variance to Section 270-115.C(4)(a.) Expansion or construction upon nonconformities.

Applicant requests a variance to add an additional dwelling unit.

- B. Variance to Section 270-47 Table of Lot and Setback requirements

Applicants requests a variance to increase lot coverage.

- C. Variance to Section 270-83.C(2) Design standards for off-street parking.

Applicant requests a variance to allow existing aisle width of 19ft, rather than 24ft.

2. Case 25-04: Application of James & Verna Reiff, owner, requesting the following action for the property located at 830 E. Main St. Mount Joy, PA 17552 (Zoned Neighborhood Commercial)

- 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.

3. Case 24-05 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 to expand previously approved special exception for the use of property as a short-term rental

B. Variance to Section 270-62, Principal Uses, (TT) Short-Term Rental

Applicants request variance for the use of property as an event venue as an accessory use contingent on the acquisition of a 29 space parking lot.

F. Next Meeting:

Next meeting will be held Wednesday, September 24, 2025, at 7:00PM provided there is a case(s) to be heard.

G. Adjournment