



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

Mount Joy Borough
Zoning Hearing Board

Hearing Summary Minutes
Hearing Date: 9/24/2025
Case(s): 25-03, 25-04 & 25-05
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, 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. Hearing Summary from July 23, 2025, hearing reviewed and accepted. Motion by George Leyh, Second by Michael Melhorn. Members vote 4-0 in favor.
3. Zoning Official Hamm sworn in and review of application and pre-hearing procedures of Case 25-03 with ZHB Solicitor Kenneff at 7:02PM
4. Applicants' engineer Steve Gergly with Harbor Engineering, and Leon Gehman owner Chiquesville LLC, sworn in and provide testimony on the application.
5. Applicant Q&A of application by Borough Solicitor.
6. ZHB Members questions regarding the case with applicants' responses.
7. Testimony Closed at 7:17PM. ZHB enters executive session.
8. ZHB returns from executive session at 7:24PM.
9. Mike Melhorn presents motion, 2nd by Robert Marker. Members vote 3-1 in favor, (Ney-Paul). Application for variances with conditions granted.
10. Zoning Official Hamm reviews application and pre-hearing procedures of Case 25-04 with ZHB Solicitor Kenneff at 7:25PM
11. Applicant James Reiff, property owner, sworn in and provides testimony to the application.
12. Applicant Q&A of application by Borough Solicitor.
13. Public Q&A and Comments. Neighbor Diane McComsey, 816 E. Main St sworn in and speaks in support of application. Sam Crawl, 840 E. Main St. sworn in and speaks in support of application.
14. Testimony Closed at 7:33PM. ZHB enters executive session.
15. ZHB returns from executive session at 7:37PM.
16. Mike Melhorn presents motion, 2nd by George Leyh. Members vote 4-0 in favor. Application for Special Exception with conditions granted.

17. Zoning Official Hamm reviews application and pre-hearing procedures of Case 25-05 with ZHB Solicitor Kenneff at 7:40PM
18. Applicant, Michael Banwell Jr, property owner and Juan Montealegre, business partner, sworn in and provide testimony to the application.
19. Applicant Q&A of application by Borough Solicitor.
20. ZHB Members ask questions regarding the case with applicants' responses.
21. Public Q&A and Comments, Samuel Allen, N. Market St. sworn in and speaks support of application. Allory Melhorn, 40 Donegal Springs Rd. sworn in and speaks support of application.
22. ZHB enters executive session at 8:38PM.
23. ZHB returns from executive session at 8:51 PM.
24. Testimony Closed at 8:52PM. Robert Marker presents motion, 2nd by Mike Melhorn to continue hearing application decision until 10/22/25. Members vote 4-0 in favor.
25. Motion to adjourn by Robert Marker and 2nd by Mike Melhorn, hearing closed at 8:53PM.