BOROUGH OF MOUNT JOY
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MOUNT JOY, PENNSYLVANIA 17552
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Mount Joy Borough
Zoning Hearing Board

Hearing Summary Minutes
Hearing Date: 9/23/2026
Case(s): 26-02 & 26-03
Prepared: 9/28/2026

The Mount Joy Borough Zoning Hearing Board met in the Council Chambers of the Mount Joy Borough Offices, 300 Orchard Rd, 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, Dominic Castaldi, Michael Melhorn, Thomas Paul and James Bouder (Alt) Present also Zoning Hearing Board Solicitor, Joseph Kenneff, MJB Zoning, Codes & Stormwater Administrator, Brett R. Hamm and Court Reporter stenographer, Melissa Anderson.

Summary of Events

1. Hearing called to order at 7:00 PM
2. Hearing Summary from May 27, 2026, reviewed and accepted. Motion by Michael Melhorn, Second by George Leyh. All votes in favor (5-0)
3. Procedure review by Chairperson Robert Marker
4. Zoning Official Hamm sworn in and reviews application and pre-hearing procedures of Case 26-02 with ZHB Solicitor Kenneff
5. Case 26-02: Applicant American Legion Post 185, Todd Smeigh of D.C. Gohn was sworn in and presented case for special exception approval for the Institutional use of a membership club in the Neighborhood Commercial zoning district at 560 Clay Alley & 544 W. Main St. Mount Joy.
6. Applicant Q&A of application by ZHB Solicitor.
7. Public Comments heard by ZHB & Solicitor
8. ZHB Members questions regarding the case with applicants' responses.
9. ZHB enters Executive session at 7:45 PM. ZHB returns from Executive session and Testimony Closed at 7:54PM.
10. Motion by Dominic Castaldil, 2nd by Michael Melhorn to grant the special exception with conditions. Motion passed 5-0 in favor. @ 7:55 PM
11. Zoning Official Hamm sworn in and reviews application and pre-hearing procedures of Case 26-03 with ZHB Solicitor Kenneff
12. ZHB Chairman Robert Marker announcement recusing himself from hearing case due to applicant property being a parcel neighboring property he owns.

13. Case 26-03: Applicant Steeple Station LLC, Justin Lusby was sworn in and presented case for special exception approval, Interpretation Uses not Regulated. Applicant requests to operate an event venue in the Commercial Business District at 9 Marietta Ave. Mount Joy, PA/
14. Applicant Q&A of application by ZHB Solicitor.
15. ZHB Members questions regarding the case with applicant responses.
16. ZHB enters executive session at 8:18 PM
17. ZHB returns from Executive session at 8:37PM. Testimony and applicant Q&A continued.
18. Testimony closed at 8:49PM. Motion by Mike Melhorn, 2nd by James Bouder to close testimony and continue hearing application decision until 10/28/26.
    Motion passed 5-0 in favor.
19. Motion for adjournment by Mike Melhorn, 2nd by Thomas Paul. Motion passed. 5-0 in favor at 8:52PM.