

The Zoning Hearing Board met in the Council Chambers of the Mount Joy Borough Offices, 21 E Main St, Mount Joy on the above date. The meeting was called to order by Chairperson Robert Marker at 7:01 PM. Present board members included George Leyh, Ned Sterling, and Michael Melhorn. Zoning Officer for Mount Joy Borough Duane Brady Jr. was in attendance as well as the Zoning Hearing Board Solicitor, Joseph Kenneff, and court stenographer Michelle Parke.

MINUTES

1. Motion to approve minutes of previous meeting was made by George Leyh, Second by Mike Melhorn, minutes were approved.
2. Chairperson Marker reviewed procedures.
3. Borough Zoning Officer, Duane Brady Jr. sworn in and facts reviewed about application and pre-hearing procedures for Case 23-01.
4. Mike Melhorn recuses due to conflict of interest in Case 23-01
5. Robert Melhorn sworn in and confirmed facts of the property and provided testimony as to the intent of the project and property.
6. Board Members asked questions with responses.
7. Chairperson marker made a motion to close testimony, Second received, and testimony is closed.
8. Chairperson Marker made motion to go off record for discussion regarding Case 23-01, Second received, and Members go off record at 7:21PM.
9. Members return to the record at 7:25PM.
10. Ned Sterling presents motion, application is granted with condition that only one apartment be put in place on the property and any other would require additional variances. Marker second
11. Hearing for Case 23-01 closed.
12. Hearing for Case 23-02 open at 7:30PM
13. Borough Zoning Officer, Duane Brady Jr. is sworn in and gives testimony regarding application and pre-hearing procedures.
14. Amanda Groff of Harbour Engineering and Mr. Joseph Stoner are sworn in for testimony regarding the application for Mr. Hertzler.
15. Ms. Groff presents application and facts in support of application and confirms facts.
16. Members asks questions and takes responses.
17. Neighbor, Kevin Mumall (724 Church St) acknowledged for comment regarding the turning radius and the ability to exit parking lot of adjacent property.
18. Bruce Haigh, Council West Ward, acknowledged for comment regarding lack of sidewalks and curbs on the submitted drawings and desire for those to be installed
19. Board asks further questions with responses
20. Ned Sterling makes motion to close testimony and go off record at 7:50 pm, second by George Leyh
21. Return to record at 8:01 PM
22. Motion read by Ned Sterling as made by George Leyh to approve application, Second by Mike Melhorn
23. Votes for Acceptance 3 to 1 – Mr. Marker, Mr. Leyh, Mr. Melhorn – Yes, Mr. Sterling – No
24. Chairperson Marker makes motion to adjourn, Second by Mike Melhorn at 8:05 PM
25. Additional post record comment made by Chairperson Marker for the Board that while not able to make a condition of approval the Board would like to see the applicant consider curbs and sidewalks for the proposed project.