



Mount Joy Borough Zoning Hearing Board
Meeting Minutes for January 25, 2023

Prepared: 02/07/2023

The Zoning Hearing Board met in the Council Chambers of the Mount Joy Borough Offices, 21 E Main St, Mount Joy on the above stated date. Meeting was called to order by Chairperson Robert Marker. Present Board Members included George Leyh, Ned Sterling, and Michael Melhorn. Mount Joy Borough Zoning Officer, Duane J Brady Jr and Zoning Hearing Board Solicitor, Joseph Kenneff were in attendance. Official records kept by court stenographer Michelle Parke.

MINUTES:

1. Chairperson Marker directed that minutes be presented in a summary format as submitted for the previous meeting to no opposition.
2. Motion to accept minutes as presented was made by Michael Melhorn and seconded by George Leyh
3. ZHB Solicitor Kenneff reviewed application and documents submitted with MJB Zoning Officer Duane Brady
4. Jacelyn Hess, 825 Kingsway Dr, Lancaster PA, was sworn to present for applicants. She requested a conditional variance per the conditions the applicant had been presented.
5. Solicitor Kenneff reviewed facts with Ms. Hess in regard to the variance being sought and the property characteristics.
6. Board Members entertained questions and responses regarding the application and variance being sought.
7. Stephen Brightbill, Whitmoyer Auto group 1001 E Main St, Mount Joy PA, was sworn in to give testimony in favor of the application.
8. Solicitor and Board Members entertained questions and response to Mr. Brightbill.
9. Jason Hess, Attorney for Mount Joy Borough Council, presented the conditions to the Board that were agreeable to Borough Council and the Applicant.
10. MJB Zoning Officer Duane Brady entered exhibits Borough 1,2,3,& 4
11. Further discussion and questions asked of Applicant Representation, Attorney Hess, and Mr. Brady
12. Thomas Connelly, 56 Newcomer Rd, Mount Joy PA, addressed the Board regarding his concerns for his adjoining parcel.
13. Solicitor asked for additional input from interested parties. None Offered
14. Motion was made to go off record by Chairperson Marker, 2nd by Michael Melhorn, Boad went off record
15. Board returned to the record, Motion made to close testimony by Ned Sterling, 2nd by Robert Marker
16. Motion made to approve Variance with conditions as presented by Ned Sterling, 2nd by Michael Melhorn
17. Motion to adjourn by Chairperson Marker, 2nd by George Leyh