

ZONING HEARING BOARD MINUTES

April 7, 2026

Call to Order By: Chairman, Chris Moyer
Members Present: Chris Moyer, Chris Neiles, Ken Dombach
Legal Representation: Jason Hess, ZHB Solicitor

Motion by Ken Dombach, 2nd by Chris Neiles to approve the minutes of the March 3, 2026, meeting. The vote was unanimous.

APPLICANTS: AutoZone Development LLC

SITE ADDRESS: 821 E. Main Street

CASE NUMBER: 260007

REQUEST: requesting variances from Table 3-4.5 to encroach 30 feet into the minimum 50-foot rear yard setback, and from Table 3-4.6 for parking setbacks in the front and side yards.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on March 27, 2026

TESTIFYING FOR APPLICANT:

ENGINEERING CONSULTANT FOR APPLICANT:

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

A request for continuance was received by Denis M. Dunn, counsel for Applicant, AutoZone Development, seeking a continuance to the May 5, 2026, meeting. Motion by Chris Neiles, 2nd by Chris Moyer to leave the record open and continue the meeting until May 5th. Vote was unanimous in favor of continuance.

APPLICANTS: Leonard K. and Christine J. Nolt

SITE ADDRESS: 1233 Mastersonville Road

CASE NUMBER: 260005

REQUEST: The application, as amended, is requesting a Special Exception under table 3-1.2 for an Agri-Business and a special exception or variance from section 350-303.A(1)(a)[1] to allow a poultry barn to be set back 76.1 feet from the rear property line. They are also requesting a special exception under Table 3-1.2 to operate a dog kennel and variances from Sections 350-603.F(2) and Table 3-1.3 to allow the dog kennel to be setback one (1) foot from the rear property line and a variance from Section 650-603.F(3) to allow fences for outdoor runs and exercise areas to be under the required height of six (6) feet.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on February 20, 2026

TESTIFYING FOR APPLICANT: Leonard K. Nolt and Nancy Harris.

ENGINEERING CONSULTANT FOR APPLICANT: Nancy Harris with Weaver Environmental Consulting.

LEGAL COUNSEL FOR APPLICANT: Sheila O'Rourke, with Gibbel, Kraybill & Hess.

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

Request made by Applicant to amend the application to remove any request for a side-yard variance, to amend the request for a rear yard setback variance for the agri-business to be located 76.1 feet from the rear property boundary, and to substitute the site plan to show the revised configuration of the poultry buildings.

Motion by Chris Moyer, 2nd by Chris Neiles to Approve Special Exception under table 3-1.2 for an Agri-Business and a special exception or variance from section 350-303.A(1)(a)[1] to allow a poultry barn to be set back 74.1 feet from the rear property line. They are also requesting a special exception under Table 3-1.2 to operate a dog kennel and variances from Sections 350-603.F(2) and Table 3-1.3 to allow the dog kennel to be setback one (1) foot from the rear property line and a variance from Section 650-603.F(3) to allow fences for outdoor runs and exercise areas to be under the required height of six (6) feet.

Vote was unanimous in favor.

APPLICANTS: Vistablock Chiques Crossing, LLC, C/O Brandon Conrad, CEO

SITE ADDRESS: 3729 Mount Joy Road, Tax Parcel ID: 540-91344-0-0000

CASE NUMBER: 260006

REQUEST: requesting special exceptions under Article 4, Sections 350-402.O(5) & (6) for a driveway and public utility to encroach in the flood plain.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on March 27, 2026

TESTIFYING FOR APPLICANT: Applicant, Brent Good, Tom Devenney;

ENGINEERING CONSULTANT FOR APPLICANT: Brent Good and Tom Devenney w/ ELA group.

LEGAL COUNSEL FOR APPLICANT: Tom Nehilla, Barley Snyder

ADDITIONAL PARTIES: David B. Christian, 227 Park Avenue, Mount Joy, PA 17552; Bruce Haigh, on behalf of Mount Joy Borough Council, 21 East Main Street, Mount Joy, PA 17552; Dennis Ginder, 3779 Mount Joy Road, Mount Joy, PA 17552; Deborah Eberle, 3775 Mount Joy Road, Mount Joy, PA 17552

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

Motion by Chris Neiles, 2nd by Ken Dombach to leave the record open and continue the meeting until May 5th.

Vote was unanimous.

Meeting adjourned at 9:42 pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to be 'Drew Keller', written in a cursive style.

Drew Keller
Zoning/Code Enforcement Officer