

ZONING HEARING BOARD MINUTES

May 5, 2026

Call to Order By: Vice-Chairman, Chris Neiles
Members Present: Chris Neiles, Ken Dombach, Nevin Greiner
Legal Representation: Jason Hess, ZHB Solicitor

Motion by Chris Neiles, 2nd by Ken Dombach to approve the minutes of the April 7th, 2026, meeting. The vote was unanimous.

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 (Continuation of hearing commenced on April 7, 2026)

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 Nevin Greiner to approve the request for special exceptions under Article 4, Sections 350-402.O(5) & (6) for a driveway and public utility to encroach in the flood plain with conditions.

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: Ian Booe, P.E.

ENGINEERING CONSULTANT FOR APPLICANT: Ian Booe, P.E.

LEGAL COUNSEL FOR APPLICANT: Dennis Dunn, Esq.

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

ADDITIONAL PARTY: Thomas Kile, President of Elm Tree Investments, LLC, owner of adjacent property to the rear.

LEGAL COUNSEL FOR ADDITIONAL PARTY: John Matayek, Esq.

Motion by Chris Neiles, 2nd by Ken Dombach to continue the request for 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.

Meeting adjourned at 9:38 pm.

Respectfully submitted:



Drew Keller
Zoning/Code Enforcement Officer