

Mount Joy Borough Planning Commission Agenda

7:00 pm, Wednesday, March 18, 2015



1. Call to Order
2. Roll Call: Commissioners Bower, Gault, Melhorn, Sweigart, and Rebman
3. Approval of Previous January 14, 2015, Meeting Minutes as amended.
4. Approval of Previous February 11, 2015, Meeting Minutes.
5. Public Input Period
6. Updates (Zoning and Code Officer Report Provided)
 - a. The Zoning Officer would like to report that the demolition of the office building located at 240 W. Main Street, the Old Shoe Factory property, will not take place until Spring 2015 according to the property owner.
 - b. The Zoning Officer mailed letters with enclosures on February 27, 2015, to the property owners listed on the Historic Resource Registry. These property owners are invited to attend the April 8, 2015 Planning Commission meeting to provide comments.
 - c. The Lancaster County Planning Commission created and provided suggested guidelines for documenting historic buildings, which according to the Commission should be amended into the Ordinance by reference. A copy of the guidelines was provided to the Commission.
7. Old Business
 - a. The Zoning Officer provided a copy of her previously distributed Memorandum regarding components to be amended in the Zoning Ordinance. The next Article for the Planning Commission to review will be Article VII Signs and Attachment 6. The Zoning Officer provided a copy of this Article in which the Planning Commission should review and provide comments for the next meeting on April 8, 2015.
8. New Business
 - a. Donsco, located at 101 S. Jacob Street, Mount Joy, has submitted a Storm Water Management Plan proposing improvements to expand and pave the equipment storage yard and regrade the land behind the foundry. The existing storm water detention basin will be reused for rate control in post development with minor modifications. The side yard will be re-graded with the use of DEP approved foundry sand. The foundry sand is a byproduct of the foundry that has been used elsewhere as clean fill.

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

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- i. Consider a motion to recommend Council approve the Storm Water Management Plan for Donsco, to expand and pave the equipment storage yard, and re-grade the side yard with the use of DEP approved foundry sand, conditioned upon Borough Solicitor, Borough Engineer, and Borough Staff comments being addressed.
- b. PPL and UGI have completed a site assessment and initial cleanup activities that may be related to the former Manufactured Gas Plant (MGP) operations located at 225 W. Main Street. A Fact Sheet has been provided to the Commission along with an Existing Conditions Plan and Proposed Excavation Area Plan. The next step is for PPL and UGI to perform an Interim Remediation Action to remove remnants of historic subsurface MGP structures and MGP byproducts.

UGI is also the owner of 223 W. Main Street which contains a 2 ½ story dwelling that is vacant and a 1-story garage. UGI is proposing to demolish these structures as they will inhibit access and excavation. UGI has inquired on what the Borough would like to see here as a future use. The Planning Commission is asked to discuss options for future use of this lot.

9. Meetings - See colored Calendar
10. Next Planning Commission meeting: 7:00 pm, Wednesday, April 8, 2015.
11. Adjournment

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