

Mount Joy Borough Planning Commission

Agenda

7:00 pm, Wednesday, August 12, 2015



1. Call to Order
2. Roll Call: Commissioners Bower, Gault, Melhorn, Sweigart, and Rebman
3. Approval of Previous July 8, 2015, meeting minutes.
4. Public Input Period
5. Updates (Zoning and Code Officer Report Provided)
 - a. The Zoning Officer would like to report that communication has been made with the owner of 240 W. Main Street, the Old Shoe Factory property, regarding demolition of the office building and accessory structure in the rear. The Zoning Officer will provide an update on expected time of demolition.
 - b. The Mount Joy Borough Authority is having a ribbon cutting ceremony on August 20, 2015 at 10:00 A.M. for the new booster pump station located at 954 Church Street. The ceremony will last approximately 30 minutes and will be followed by light refreshments, and an opportunity to tour the new booster pump station. The Zoning Officer wanted to remind the Commission that they are all cordially invited.
6. Old Business
 - a. The Planning Commission is to finalize discussions regarding amendments to Section 270-49 Traditional Neighborhood of the Mount Joy Borough Zoning Ordinance.
7. New Business
 - a. Reist Seed Company is proposing to add two (2) lots of their existing properties located adjacent to 113 Manheim Street to their main property.

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 a Lot Add-On plan to add two existing properties owned by Reist Seed Company to 113 Manheim Street, conditioned upon a new single lot perimeter legal description being recorded within 30 days after the release of the Plan.
- b. Reist Seed Company, 113 Manheim Street, is proposing to build a 1,552 s.f. building addition to connect their two existing buildings, and construct six (6) new grain bins.
 - i. Consider a motion to recommend Council approve a Waiver of §240-62 Wetland Study. There is no evidence of poor drainage or erosive conditions which could produce hydric soils and no wetlands plant species were observed.
 - ii. Consider a motion to recommend Council approve a Waiver of §240-62.B Traffic Impact Study and §240-62.B(5) Traffic Impact Study contribution in lieu of study. A measurable traffic impact will not be generated by the proposed improvements.
 - iii. Consider a motion to recommend Council approve a Waiver of Section 240-25 Preliminary Plan process due to the minor nature of the plan.
 - iv. Consider a motion to recommend Council approve a Waiver of Section 240-46.C(1) Concrete Curb. The applicant is proposing to allow the existing curbing along Manheim Street to remain due to the minor nature of the development.

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v. Consider a motion to recommend Council approve a Waiver of Section 240-55.G. Street Trees, providing that additional trees are planted in the existing grass areas on the property. The applicant is proposing to allow the existing streetscape to remain due to the limited site visibility, and has proposed landscaping in front of the building.

vi. Consider a motion to recommend Council approve a Waiver of Section 240-61.C(3) Existing information within 200' of the subject tract, due to the limited impact of this development on neighboring properties. The applicant is only showing areas immediately adjacent to the project site.

vii. Consider a motion to recommend Council approve a Preliminary/Final Land Development Plan for Reist Seed Company, 113 Manheim Street, Mount Joy, to build a 1,552 s.f. building addition to connect their two existing buildings, and construct six (6) new grain bins.

c. The Planning Commission is to consider a motion to recommend Council accept the resignation letter provided by Chairperson Josh Bower.

8. Reorganization.

a. Nomination and Election of Chair Person.

9. Meetings - See colored Calendar

10. Next Planning Commission meeting: 7:00 pm, Wednesday, September 9, 2015.

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11. Adjournment

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