

Mount Joy Borough Planning Commission

March 18, 2015 Minutes



The March 18, 2015 Planning Commission meeting was called to order at 7:00 PM, by Chairperson Josh Bower. Commissioners Gault, Sweigart, and Melhorn were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present.

MINUTES

On a motion by Gault and a second by Sweigart, the January 14, 2015 and February 11, 2015 minutes were approved as amended. *Motion carried 4-0.*

PUBLIC COMMENT

Sue Sterling was present on behalf of Ned Sterling and question if the Commission had a form which could be handed out to property owners interested in being on the Historic Registry. Bower advised that the Commission did not discuss that and did not think it would be a problem to put a form together. Bower advised that residents can attend the meeting and request their property be placed on the list by completing this form. Gibbs advised that she will create this draft form and forward to the Commission for review.

Sue Sterling questioned if the additional language that Ned Sterling provided for the properties on the Registry would be added. Gault advised that if the language is strengthening the reason for the property to be on the registry, he advised that justification is acceptable.

Sue Sterling questioned if the Zoning Ordinance has been sent to the Borough Solicitor for review. Gibbs advised that the Commission is still making amendments to the Ordinance. Gault advised that the Ordinance will be sent once all amendments are complete. Gault advised that he did not think there would be any issues with the language for the historic resource section as the Commission has been following guidelines.

Sue Sterling advised that Ned Sterling feels that the 225 W. Main Street property should be developed for parking for the Old Shoe Factory building and extend Hopewell Street.

Sue Sterling questioned if the Commission would consider having a time period at the end of the meeting or after an item of new business for additional public input. Bower advised that they considered that and it becomes too much. Bower advised that the Commission will accept public input at the beginning of the meeting on any item on the agenda.

Sue Sterling questioned if the proposed list of properties that Ned Sterling provided will be added to the registry since they met two criteria. Bower advised that the Commission had no intentions on adding additional properties onto the registry at this time. Gault advised that the Commission needs to draw the line and perhaps they could consider additional properties for future updates. Sue Sterling advised that if the list is not adopted yet, why not consider them. Bower advised that property owners will have an opportunity to come to the April 8th meeting and request that their property be added to the registry. Gibbs advised that perhaps the registry can be reviewed at the beginning of each year like the Commission does with the Official Map. Bower advised that it would not be fair to add properties onto the registry when letters and packets have already been mailed to those that are proposed to be on the registry. Those property owners have had ample time to review the ordinance, whereas property owners just receiving a packet would only have a small amount of time to review.

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UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email, and the annual Planning Report. The Zoning Officer reported that the demolition of the office building located at 240 W. Main Street, the Old Shoe Factory property will take place sometime in the Spring. Gibbs advised she does not have an exact date. But, when she does, she will announce it.

Gibbs advised that letters with enclosures were mailed to all property owners on the draft Historic Registry on February 27, 2015. This letter invited those property owners to the Planning Commission meeting on April 8, 2015. Gault advised that the Planning Commission will assist with educating and explaining the ordinance amendments. The Planning Commission also requested the projector be set-up to provide the ordinance. Bower advised that this item should be first on the April agenda prior to the public input period.

The Planning Commission agreed to incorporate the guidelines for documenting historic buildings provided by LCPC into the Ordinance by reference.

OLD BUSINESS

Gibbs 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. Gibbs provided a copy of this Article in which the Planning Commission will review and provide comments for the next meeting on April 8, 2015. Melhorn advised that the billboard that is located at the Giant Shopping Center in front of the gas pumping station should not be there. Melhorn advised that she recalls discussing this when the Giant first came to the Borough to develop. Gault and Gibbs both advised that they recalled there being an existing lease that the owner of the shopping center had to honor. Gibbs advised that she would contact the new owner and try to acquire information on the lease agreement for the billboard.

NEW BUSINESS

Donsco, located at 101 S. Jacob Street, Mount Joy, submitted a Storm Water Management Plan proposing improvements to expand and pave the equipment storage yard and regrade the land behind the foundry. Matthew Mack, with Ludgate Engineering was present on behalf of Donsco. Mack advised that this is a two part project, with the first part being the relocation of the sand by-product to the rear of the building to be used as clean fill. Mack advised that a saw tooth area for dumpsters will be created, exclusively for this by-product. Once the dumpsters are full, they will be dumped into the other area which is the second part. Mack advised they have an NDPES Permit to use this by-product as clean fill. Mack advised there are two existing small basins in this area. Mack advised that several swales will be installed to capture run-off through sediment traps. Mack advised that the existing basin was over-designed to handle additional run-off from a potential building addition that did not take place.

Mack advised that once the sand is placed, one foot of topsoil will go on top and then it will be reseeded. Mack advised that this is basically a clean-up process which includes, stripping the topsoil, dumping the sand, adding topsoil and reseeding. Mack advised that there is little new impervious increase as part of this project. Mack advised that the main purpose of the project is to dispose of the sand.

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Chris Buck, VP of Operations with Donsco advised that they have approximately 400 tons of by-product/sand per month. Buck advised that there is an existing landfill at the edge of the existing paving that they are not going to touch. Buck advised that this landfill has been capped and sealed. Buck also advised that they have monitoring wells in this landfill which contains by-products from a long time ago. Buck advised that the sand is black in color, and is 10 % clay and 3% water mix. Buck also advised that there is an existing sanitary sewer easement on the property which they recently added an additional 10' to for the Borough Authority.

On a motion by Gault and a second by Melhorn, the Planning Commission recommended 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. Motion carried 4-0.

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 was provided to the Commission along with an Existing Conditions Plan and Proposed Excavation Area Plan. Bower advised that the next step is for PPL and UGI to perform an Interim Remediation Action to remove remnants of historic subsurface MGP structures and MGP by-products. Bower also reviewed some of the items from the Fact Sheet. Bower advised that they were hoping to have construction completed by Memorial Day, and if not, they would not be working the day of the parade, and will have the area clear for pedestrians.

Bower advised that 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. Bower advised that UGI has inquired on what the Borough would like to see here as a future use.

Melhorn advised that it would be nice to have direct access to the pool from Main Street. Gault advised that perhaps extending Hopewell Street with on-street parking on both sides would be beneficial.

On a motion by Gault and a second by Melhorn, the Planning Commission recommended Council waive any Land Development Plan requirements for any parking and street construction associated with 223 W. Main Street. Motion carried 4-0.

Gibbs advised that it is her understanding that Council had concerns regarding the Planning Commission minutes. Bower advised that Council thought the minutes were confusing at times and could be condensed. Gault advised to place the motions in bold. Bower advised the main content should be public comment, motions, and points of order. Gault advised that updates and items on the agenda will have to be in the minutes because the agendas are not made part of a permanent record.

Adjournment

Respectfully Submitted,

Stacie Gibbs, Zoning Officer