

Mount Joy Borough Planning Commission

May 13, 2015 Minutes



The May 13, 2015 Planning Commission meeting was called to order at 7:00 PM, by Vice Chairperson Steve Gault. Commissioners Rebman, Sweigart and Melhorn were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs and Brad Stewart with the Lancaster County Planning Commission were also present.

MINUTES

On a motion by Melhorn and a second by Rebman, the April 8, 2015 minutes were approved.
Motion carried 4-0.

PUBLIC COMMENT

Ned Sterling questioned the Commission if the nominations for properties to be on the Historic Registry have to come from the property owner(s). Gault advised that is correct; that is his understanding of the Planning Commission's position.

Ned Sterling advised that the parking lot with the street extension is a good idea for the 223 W. Main Street property now owned by UGI. Sterling advised that he did not know whether or not the parking lot had to be paved or could it be stone.

Ned Sterling asked the Commission if they were satisfied with the way the meeting went when the Historic Resource presentation was made. Gault advised that he was satisfied with the way it went, and hopefully the presentation helped.

UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email. Gibbs advised that she has not heard back from the owner of 240 W. Main Street on a set date for demolition.

The Commission was provided a copy of a letter from the owner of 53 W. Donegal Street requesting that his property be removed from the Historic Resource Registry. Wendy Melhorn advised that we set standards based on properties meeting two criteria. Melhorn advised that it is clear that this property meets two criteria and tells a story. Melhorn advised that we value the part the property plays in the history of the Borough. Melhorn advised that we are not saying that it cannot be torn down. Melhorn advised that he would have to go through the Conditional Use process with Borough Council. Melhorn also advised that in his letter he refers to a "lien" being placed on his property. Melhorn advised that is incorrect and we are not placing liens on properties. There was a brief discussion about the history of the property which can be found on the registry. **No action was taken by the Commission to remove the property.**

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OLD BUSINESS

The Planning Commission discussed proposed amendments to Article VII Signs and Attachment 6 of the Zoning Ordinance.

The Planning Commission was asked again to review the concepts for the proposed street extension and parking related to the development of 223 W. Main Street. The Commission advised that it is better to have traffic coming out onto Main Street. However, if the goal is to get people to park there then we may want them to be able to turn off of Main Street to park. The Commission also advised that the landscaping and other amenities should be created and installed so they are easy to maintain.

NEW BUSINESS

On a motion by Rebman and a second by Melhorn, the Commission approved adding 127 E. Main Street to the Historic Resource Registry as requested by the property owner on the Historic Resource Request Form. *Motion carried 4-0.*

On a motion by Melhorn and a second by Rebman, the Planning Commission adjourned. *Motion carried 4-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning Officer