

Mount Joy Borough Planning Commission

August 12, 2015 Minutes



The August 12, 2015 Planning Commission meeting was called to order at 7:00 PM, by Vice Chairperson Steve Gault. Commissioners Sweigart and Melhorn were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present.

MINUTES

On a motion by Melhorn and a second by Sweigart the July 8, 2015 minutes were approved with corrections. *Motion carried 3-0.*

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street, wanted to know where the 6 new storage bins will go for the proposed Reist Seed Company project. Gault advised that he assumes the applicants for the Reist Seed plan will give a presentation. Gibbs advised that they are proposing to demolish two buildings. Sterling wondered if they are going to tell which buildings are going to be connected. Gibbs advised they will connect the office building to the other building. Sterling also had a question regarding the requested waiver for curb. Sterling advised that he believes there is already a curb there. Gibbs advised there is. Gault advised that he also assumes the applicant will also discuss the waivers. Gault asked Sterling just to state his concerns. Sterling advised that with the 6 additional storage units, he assumes this would generate more traffic, maybe not a great deal of traffic, but more. Sterling also advised that there is not much room on Manheim Street for additional landscaping. Sterling advised with the alley and the Reist sign and the driveway and the railroad tracks, you cannot get any street trees in there. Sterling advised that the plan talks about landscaping within the property. Sterling questioned if this was a Land Development Plan. Gibbs advised that they are going to give a presentation and address traffic and landscaping and what this is going to do for their business. Gibbs also advised that this is a Land Development Plan. Sterling questioned if they were going to be using the railroad tracks for their operation. Gibbs advised that she is not sure how much rail they are using. Sterling also questioned if there were any new paved areas. Gibbs advised that there is only an increase of 50 square feet of new impervious. Gibbs advised that the applicant will present that. Sterling advised that covers his questions and concerns.

UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email. Gibbs reminded the Commission that the Borough Authority invited the Commission members to attend their ribbon cutting ceremony for their new booster pump station. Details were provided to the Commission.

OLD BUSINESS

The Planning Commission continued discussions regarding the removal of the Traditional Neighborhood Section from the Zoning Ordinance. Gault advised that in terms of uses, did the Commission want to allow any additional things, like small commercial uses in the higher density residential districts. Gault advised, for example, a retail store that is no more than 5,000 square feet. Gault advised like a small corner store. Gault advised like an old fashioned corner store. Melhorn questioned the locations where the

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Borough has higher density that would allow it. Gibbs advised that there are not many locations where it is zoned Medium High Density Residential. Gibbs advised that if we are going to consider this, we should look at including some language and regulations in the Medium Density Residential zoning district because of the lack of areas that are zoned Medium High Density Residential. Gault advised that his point is that a Traditional Neighborhood provides services every couple of blocks that are not meant to draw people in, but allow those that live in the neighborhood to use those services. Gault advised that it is making permitted what someone would have had to go through a conditional use process. Gault advised that we could actually make the total square footage be for an entire block, so we do not end up with stores on each corner. Or, Gault advised, for a location on a corner. Gault advised that we would need to consider the maximum square footage. Gibbs advised that we would need to consider the requirement of installing a handicap bathroom. Gibbs advised someone would have to make it accessible. Gault advised that it would not have to be a public bathroom unless it is a restaurant. Gault is to provide some draft language.

NEW BUSINESS

Keith Good with Calabrese Good Architects, Inc. advised that Reist Seed Company is proposing to do two things. They are requesting approval of a Lot-Add On Plan and a Land Development Plan. Good advised that there are 3 lots which are all owned by Reist Seed Company and they would just like to consolidate to one lot and clean it up. Good advised that the Lot Add-On Plan is fairly simple by just combining them together and all of the zoning requirements are being met. Gibbs asked what the new square footage would be once the lots are combined. Good advised that the new acreage will be 1.378 acres. Good advised that it will be adding almost $\frac{1}{4}$ acre to the existing larger lot. Good advised that on this plan there is a main building and that is a 3-story building. Good also advised that there is a frame garage that is in pretty good shape and there is another brick storage building which is 3-stories as well. Good further advised that there is an existing connector across the two buildings that contain an underground connection between the buildings and the loading docks. There is also two garage buildings back in the corner that are planned to be demolished, and there are currently 3 grain bins on the property and two are proposed to be demolished. Good advised that the Land Development Plan shows a building addition that will connect the buildings above grade as well as ease of operations. Good advised that it is really a connector addition and will not be creating any new production for them in any way. Good advised that they will keep the one grain bin and then there will be a total of six new grains bins erected where the old bins were and where the garages were. Good advised that a lot of what their building is built over impervious coverage. Good advised that they are proposing to take some macadam out and install grass and landscaping along the front of the building along Manheim Street.

Good advised that there is a requirement for street trees under the Land Development Ordinance. Good advised that there is a large macadam area for truck traffic which would not accommodate street trees. It is really impractical to be able to comply with the ordinance in this situation. Good advised that they are proposing to plant some nice looking landscaping in front of the building.

Good advised that due to the minor nature of the project, they are requesting a waiver of the preliminary plan process and are requesting final plan approval.

Good further advised that there is an ordinance requirement that requires concrete curbing along the roads. Good advised that there is existing curbing along Manheim Street, and they are proposing not to have to tear that out and replace it. Good advised that it is his understanding that the height of the curb is nonconforming, and the ordinance requires a certain specification and they are requesting a waiver to leave the existing curbing.

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Good advised that they are also requesting a waiver of the wetland study. Good advised that it is obvious that there are no wetlands on the property, or evidence of poor drainage or erosive conditions which would produce wetland plants on the site.

Good advised that the addition and proposed bins are not generating any additional production capabilities and it will not create and increase in the number of employees, therefore it is not increasing traffic in any way. Good advised they are actually removing 3,600 square feet of building and building 1,500 square feet of building. Good advised that they are actually reducing the square footage of building that would be the trigger to require a traffic study. Good advised that as the new grain bins are built, it is not going to increase truck traffic coming in, it is a storage capability. Good advised that trucks are bringing full loads of popcorn in, so it is just a matter of how often do trucks have to come, not how many trucks have to come. Mike Higgins, with Reist Seed Company, advised that they would like to have options to plant more corn in Lancaster County, rather than in Nebraska, Illinois and Indiana. Higgins advised that the same amount of corn coming into the processing plant, but they would like to have it stored on site. Higgins advised that the popcorn will come into the tanks and be conveyed right into the plant. Higgins advised that now they have to go in by truck and go out by trucks. Higgins advised they are currently bringing it in by rail from Nebraska and Illinois. He further advised it comes in between November and August and they still have not received it all yet, which is becoming a problem. Higgins advised that it will be the same volume of popcorn per year, but just within a tighter window. Higgins advised that it will arrive by rail at the Square Street facility and then shipped by truck to the Manheim facility. Gault asked if the schedule will be compressing when it moves from Square Street to Manheim Street, or when it arrives to Square Street. Higgins advised that it will be compressing both. Higgins advised that the stuff at the plant usually arrives November and December in those 3 storage tanks. Higgins advised that they would continue that traffic schedule and they would have all those grain bins loaded up before the end of the year, so there would not be any more traffic coming into that site. Higgins advised that all the popcorn has to come through the plant; it is just a matter of how quickly they load the bins. Good advised that over the course of the year, there are not going to be more trucks. Gault advised that there could be a period of time that there are more trucks traveling in between the facilities in the Borough and having some traffic congestion, but then other times there is going to be fewer trucks which would balance themselves out.

Gault questioned what the total square footage of the new building addition would be. Good advised that it will be 1,500 square feet, and they are reducing 3,600 square feet. Sweigart questioned if the addition was 3-stories as well. Higgins advised that it will look as if it is supposed to be there. Higgins advised that they are trying to keep the popcorn out of the rain. Gibbs asked Higgins to explain what each building is used for and the process. Higgins advised that this is their main processing plant and the majority of the truck traffic comes in off of Appletree Alley and does a loop and goes out. Higgins advised that is all their deliveries that are outbound. Higgins advised that their inbound trucks unload in the pit and the main building is primarily for processing and packaging, and the other building is the warehouse and maintenance/storage building. Higgins advised that they also have an office on the first floor of the main building. Higgins advised that the uses of the building are not going to change and this allows for them to have a roof over their head when they are driving in between buildings and it will connect everything together. Higgins advised that the dock will need to be replaced and/or repaired in the next ten years anyway. Higgins advised that the frame garage that will remain is mainly used for truck storage. Sweigart advised that she was just wondering what the addition was going to be used for. Higgins advised that they currently drive the forklift over the dock outside in the open air. Higgins advised that with the rules of processing popcorn say you cannot do that anymore. Higgins further advised that in order to process popcorn, they have to build the addition and make the connection because it is a food safety rule. If they do not do it, they cannot operate anymore. Higgins advised that from the exterior, you will not be able to

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notice the difference, and it will not have any windows. Higgins advised that they do not have a design yet for the addition, but plan to keep it looking the same as the existing buildings.

Gault asked if it was their intent to try and match the existing façade. Higgins advised that is their intent.

Gibbs asked if Higgins could review the proposed diameters of the proposed bins. Higgins advised that what they have is a seven or eight ring round, 28-30' grain bin. Higgins advised that they are proposing to add three other 28' grain bins and the other three would be 36' in diameter. Higgins advised that some would be seven rings and the others would be 7-8'. Higgins advised that it is probably 25'. Higgins advised that it will not be as tall as the bins located at WR Mills. Higgins advised that the other two that are existing, are not in the right line to make the conveying equipment work. Higgins advised that the other two that are there need to be demolished because it has metal fatigue, and the other existing tank is only a 24' diameter bin and it does not fit in. Higgins advised that the proposal is to bring popcorn in and have a conveying system set up directly to the building.

Higgins advised that the trucks coming in are Reist Popcorn trucks coming in, not third party trucks. Gibbs asked how often they use Appletree Alley to Comfort Alley. Higgins advised that they are always coming in on Appletree to scale the trucks. Higgins advised that Comfort Alley is a dead end and the only traffic is them and Century Link. Higgins advised that they come back there often. Higgins advised that Comfort Alley use to be an alley that crossed over the railroad tracks, until about 10 year ago. Dave Reist and WR Mills worked together to close that for liability purposes for rail traffic. Gibbs advised that Borough staff walked the site and the alleys. Gibbs advised that the Borough did not have any issues with access. Higgins advised that they have always plowed Comfort Alley to the dead end. Higgins advised that he has plowed Comfort Alley himself. Higgins advised that they have to get access, so when they get in, they just start plowing. Higgins advised that Comfort Alley is Borough owned.

Sweigart advised that throughout the paperwork, the language said there were 5 proposed bins, but everyone keeps saying 6 bins will be constructed. Good advised that he believes that is his typo. Good advised that the proposal has always been for 6 bins.

Good advised that the only other waiver they are asking for is to show all information within 200' of the site, and the survey that was performed did not show all of that. Good advised that they are not increasing stormwater, or affecting anyone downstream. Gibbs advised that everything is shown that is immediately adjacent to the property. Higgins advised that they have approached all of their adjacent neighbors regarding the project.

Good advised that there will be two separate recordings. The Lot Add-On Plan will get recorded first, then the Land Development Plan. Gault advised that he has seen that it gets done as one plan. Gault advised that there will be different sheets, but it gets recorded as one plan.

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended Council approve a Waiver of §240-62 Wetland Study. Motion carried 3-0.

On a motion by Gault and a second by Sweigart, the request to waive §240-62.B Traffic Impact Study and §240-62.B(5) Traffic Impact Study contribution in lieu of study was withdrawn based on a net reduction in building area, and based on the existing ordinance language. Motion carried 3-0.

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended Council approve a Waiver of Section 240-25 Preliminary Plan process due to the minor nature of the plan. Motion carried 2-1 with Gault voting no.

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On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended

Council approve a Waiver of Section 240-46.C (1) Concrete Curb. *Motion carried 3-0.*

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended 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. *Motion carried 3-0.*

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended Council approve 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. *Motion carried 3-0.*

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended Council approve a Lot Add-On plan to add two existing properties owned by Reist Seed Company to 113 Manheim Street and, approval of a Preliminary/Final Land Development Plan for Reist Seed Company, to build a 1,552 s.f. building addition to connect their two existing buildings, and construct six (6) new grain bins, conditioned upon a new single lot perimeter legal description being recorded within 30 days after the release of the Plan. *Motion carried 3-0.*

On a motion by Melhorn and a second by Sweigart, the Planning Commission recommended Council accept the resignation letter provided by Chairperson Josh Bower. *Motion carried 3-0.*

Wendy Melhorn nominated Steve Gault for Chairperson, and Wendy Sweigart seconded the nomination. Steve Gault accepted nomination. *Nomination carried 2-0.*

Steve Gault nominated Wendy Melhorn for Vice Chairperson, and Wendy Sweigart seconded the nomination. Wendy Melhorn accepted the nomination. *Nomination carried 2-0.*

On a motion by Gault and a second by Melhorn, the Planning Commission adjourned. *Motion carried 3-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning Officer