

Mount Joy Borough Planning Commission

September 9, 2015 Minutes



The September 9, 2015 Planning Commission meeting was called to order at 7:00 PM, by Chairperson Steve Gault. Commissioners Rebman and Melhorn were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present and Brad Stewart, Community Planner was also present

MINUTES

On a motion by Melhorn and a second by Rebman the August 12, 2015 minutes were approved with corrections. *Motion carried 3-0.*

PUBLIC COMMENT

None.

UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email.

NEW BUSINESS

Gibbs advised that H & R Transload, 900 Square Street, Mount Joy, PA, purchased 207 S. Market Avenue and is petitioning the Borough to rezone this lot from Medium Density Residential to Light Industrial. Gibbs further advised that they are also requesting a Lot Add-On. Gibbs reminded the Commission that H & R Transload previously purchased the lot to the west of this lot back in 2013 and received approval from the Borough to rezone this parcel as well. Gibbs advised that their future plan is to demolish the residential structures and build new bins for storage. Gibbs also advised that for now, the residential structures will remain and are occupied.

On a motion by Melhorn and a second by Rebman, the Planning Commission recommended Council authorize the Borough Solicitor to advertise and send notices for a Petition to Amend the Mount Joy Borough Zoning Ordinance, submitted by H&R Transload, LLC, located at 900 Square Street, Mount Joy, to change the zoning classification of a tract of land containing 38/100 acre, more or less, situate of the south side of Square Street and West side of South Market Avenue, (known as 207 South Market Avenue) which now includes the adjoining Penn Central Transportation Co. Easement being 8 feet by 216 feet, more or less which was part of 900 Square Street, from Medium Density Residential to Light Industrial Zoning District. *Motion carried 3-0.*

Gibbs advised that UGI and PPL are now proposing the Borough take fee title of the property where the proposed new park will be. Gibbs reminded the Commission that the plan has been discussed several times at the Committee levels and at Council. Gibbs advised that the Borough Solicitor has been in discussions with their Attorney and some concerns came about regarding potential Land Development requirements. Gibbs therefore, discussed the motions presented to the Commission today with the Solicitor and she did not have any issues. Gault questioned if the one-way direction was worked out. Gibbs reminded the Commission that they previously advised that if the goal was to attract people to the park and utilize the proposed parking spaces that the one-way direction should be from Main Street. Gibbs further advised that this will not be a road but a driveway. Gibbs advised that UGI representatives stated that the Low Volume Driveway Application they presented to PennDot would have a better chance of being

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approved if the one-way direction was from Main Street. Gibbs further advised that all comments received have been made a part of the plan and representatives from UGI and PPL have agreed to order all fixtures, i.e. lights, trash receptacles, dog station, as recommended by Borough staff. Gibbs also advised that the Borough Engineer had some minor comments. Gibbs noted that the Mayor mentioned that a speed bump would ensure the safety of any existing residents accessing their garages from the rear of Hopewell Street. Gault advised to make sure the speed bump is designed in accordance with PennDot specifications. Gibbs also advised that UGI and PPL representatives requested that the motion contains language that allows UGI to subdivide the existing Deed of Easement being used by the American Legion into a separate parcel, should the American Legion not want to add this Deed of Easement to their lot.

On a motion by Melhorn and a second by Rebman, the Commission recommended Council waive the requirements of filing a Subdivision and Land Development Plan to separate the Deed of Easement section of land between UGI and Walter S. Ebersole Post of the American Legion No 185, and join in common with the American Legion lot to create an enlarged lot, or to create a separate lot, conditioned upon Borough Council accepting fee title, a deed with a new perimeter legal description of the enlarged American Legion lot, or separate lot being recorded, and conditioned upon the costs for surveying work to prepare and record the legal description be the responsibility of UGI Utilities, Inc. *Motion carried 3-0.*

On a motion by Melhorn and a second by Rebman, the Commission recommended Council waive the requirements of filing a Subdivision and Land Development Plan to join in common 223-225 W. Main Street, conditioned upon Borough Council accepting fee title, a deed with a new perimeter legal description of the enlarged lot being recorded, and conditioned upon the costs for surveying work to prepare and record the legal description be the responsibility of UGI Utilities, Inc. *Motion carried 3-0.*

On a motion by Rebman and a second by Melhorn, the Planning Commission recommended Council appoint Kyle R. Miller, 301 E. Main Street, Mount Joy, PA, to the Mount Joy Borough Planning Commission, to fulfill a vacancy which term expires January 1, 2016. *Motion carried 3-0.*

OLD BUSINESS

The Planning Commission reviewed a Memorandum provided by Gibbs that contained some miscellaneous proposed zoning amendments and suggestions.

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

Respectfully Submitted,

Stacie Gibbs, Zoning Officer