

Mount Joy Borough Planning Commission

October 14, 2015 Minutes



The October 14, 2015 Planning Commission meeting was called to order at 7:00 PM, by Chairperson Steve Gault. Commissioners Rebman, Miller and Sweigart were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present.

The Planning Commission welcomed new commission member Kyle Miller.

MINUTES

On a motion by Rebman and a second by Sweigart the September 9, 2015 minutes were approved. Motion carried 4-0.

PUBLIC COMMENT

Ned Sterling asked when the Zoning Ordinance amendments would be available for the public to look at. Gibbs advised that she is hoping to have the draft to Council at their December meeting. Gault advised that will not be the only time Council will have to review and comment. Gibbs said she should be able to send it to Sterling after the Commission reviews it again at their November meeting.

Ned Sterling asked if Rotary was responsible for the weeds around the clock in the flower bed at Scott Albert's property. Gibbs advised she did not know. Sterling said he could make a call.

Ned Sterling asked about the replacement of the dead tree along the north side of R230 at the industrial park. Gibbs advised that she previously sent him an email follow-up that the owner is aware of the tree and plans to replace at the end of October.

UPDATES

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

Gault read the updates which included a Demolition Order ordering the demolition of the office building and accessory structure located at 240 W. Main Street by May 15, 2016, and a residential building and operations building located at 230 S. Market Avenue (northwest corner of S. Market Avenue and Wood Street) owned by Wengers Feed Mill, to be demolished in the near future according to owners.

NEW BUSINESS

Keith Good with Good Calabrese Architects was present on behalf of H & R Transload, LLC located at 900 Square Street, Mount Joy. Good advised that a couple years ago, H & R Transload purchased two properties along Square Street and combined them in February 2013. Good also advised that there were two unimproved alleys that H & R petitioned the Borough to be vacated at that time and added onto their lot. Good then advised that the residential property, which has an address of 820 Square Street, Mount Joy, was also added onto the lot in 2013, after the Petition to rezone to Light Industrial was approved by Borough Council. Sweigart questioned if there was a reason the vacant lot addressed as 924 Square Street was not being added on as part of this plan. Good advised that they want this lot to remain separate in case in the future they want to sell it.

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Good advised that H & R Transload, LLC, now owns the residential lot addressed as 207 S. Market Avenue, and zoned Medium Density Residential. Good advised that H & R Transload is now Petitioning the Borough to also rezone this lot to Light Industrial and add this lot onto the main parcel. Good advised that both residential structures at 207 S. Market Avenue and 820 Square Street. are occupied and are rentals. Sweigart advised that the structure located at 207 S. Market Avenue which is the subject of the Petition is a cute house, and she would hate to see it torn down. She also noted the area seems more residential than industrial although she understands why H & R wants it rezoned. Rebman advised that is probably the nicest house on Square Street. Rebman further advised that he used to live on Square Street and sold his house. Rebman advised that this area is not ideal for residential with AMTRAK and industrial in the area.

Sweigart asked if the applicants spoke with the neighbors. Good advised that he knows that years ago they did and there were no problems. Gibbs reminded the Commission that a public notice posting must be posted onto the property. Gibbs advised that it is usually around that time people will call if they have concerns.

Gault questioned the small area that appears to still be Medium Density Residential to the south of the easement. Good advised that is AMTRAK property. Gault advised that we do not need their permission to rezone that, and Good should have that added on as part of this Ordinance. Gibbs and Rebman advised that we can do that during the zoning amendments that way the applicant, H & R Transload is not spending additional monies to do that.

On a motion by Miller and second by Rebman, the Planning Commission recommended Council approve the Petition to Amend the Mount Joy Borough Zoning Ordinance, submitted by H&R Transload, LLC, located at 900 Square Street, Mount Joy, by changing 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 and to approve a Lot Add-On Plan to join the property known as 207 South Market Avenue, and identified on the proposed plan as Lot B, with the lot to the west known as 900 Square Street and identified on the proposed plan as Lot A. *Motion carried 4-0.*

OLD BUSINESS

NONE

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

Respectfully Submitted,

Stacie Gibbs, Zoning Officer