

Mount Joy Borough Planning Commission Agenda

7:00 pm, Wednesday, January 10, 2018



1. Call to Order
2. Roll Call: Commissioners Melhorn, Sweigart, Rebman, Miller, Deering and Gault.
3. Reorganization:
 - a. Review of By-Laws.
 - b. Nomination and Election of Chair Person.
 - c. Nomination and Election of Vice Chair Person.
4. Approval of Previous November 8, 2017, meeting minutes.
5. Public Input Period
6. Updates
 - a. Zoning & Code Officer Report Provided to Commission.
 - b. Zoning & Code Officer Annual Planning report provided to the Commission
 - c. The Zoning & Code Officer, on December 19, 2017, issued a Demolition Order for the principal structure located at 212 N. Market Avenue, Mount Joy, under the Mount Joy Borough Property Maintenance Code, codified as Chapter 195 of the Mount Joy Borough Code. Compliance with this Order is required within 60 days or by February 19, 2018. The structure has already partially collapsed and is in imminent danger of collapse, and has been placed on the Fire Department Mount Joy “no entry” list.

The property is not listed on the Mount Joy Borough Historic Resource Registry under the Mount Joy Borough Zoning Ordinance. The Mount Joy Borough Zoning Ordinance, by definition, states this structure is a potential historic resource (constructed prior to 1940), and the Zoning & Code Officer is to wait 45 days upon receiving a complete application before issuing the permit, to allow for potentially historic structures to be historically and photographically documented prior to demolition.

Because the Zoning & Code Officer, to protect the health, safety and welfare of the citizens of Mount Joy Borough, has issued a Demolition Order under the Property Maintenance Code, the provisions of this code take precedence over the provisions contained in the Zoning Ordinance. Therefore, there will be no waiting period for documentation of this structure.
7. Old Business
 - a. None.

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

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8. New Business-

- a. Official Map – Mount Joy Borough Council recommended the Planning Commission review the Official Map at the beginning of each year for possible amendments.
- b. Square Deal 950, 1970 Broad St., East Petersburg, PA 17520, has submitted a Preliminary/Final Land Development Plan in accordance with Chapter 240, for a proposed building expansion of 47,560 sf., off-street parking, and stormwater facilities on their property located at 950 Square St., Mount Joy, PA.
 - i. Consider a motion to recommend Council approve a Preliminary/Final Land Development Plan for Square Deal 950 for a proposed building expansion, off-street parking and stormwater facilities located on their property at 950 Square Street, Mount Joy, conditioned upon compliance with the comment letters.
 - ii. Consider a motion to recommend Council authorize the execution of a Stormwater Management Agreement, Road Improvements Agreement, and a Pedestrian Access Agreement for Square Deal 950, upon receipt of documents executed on behalf of the landowner.

9. Meetings - See colored Calendar

10. Next Planning Commission meeting: 7:00 pm, Wednesday, February 14, 2018

11. Adjournment

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