

# Mount Joy Borough Planning Commission January 10, 2018 Minutes



The January 10, 2018, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Miller and Sweigart were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was present, and the Borough Manager, Samuel Sulkolsky was also present.

## **REORGANIZATION**

There were no changes to the Planning Commission By-Laws.

**On a motion by Miller and a second by Sweigart, Wendy Melhorn was nominated for Chairperson.**

**On a motion by Miller and a second by Sweigart, the nominations were closed.**

***Motion carried 3-0.* Wendy Melhorn was nominated the Planning Commission Chairperson.**

**On a motion by Melhorn and a second by Miller, Wendy Sweigart was nominated for Vice Chairperson.**

**On a motion by Melhorn and a second by Miller, the nominations were closed.**

***Motion carried 3-0.* Wendy Sweigart was nominated the Planning Commission Vice Chairperson.**

## **MINUTES**

There was a lengthy discussion on the taking of minutes.

**On a motion by Miller and a second by Sweigart, the November 8, 2017, minutes were approved with corrections. *Motion carried 3-0.***

## **PUBLIC COMMENT**

Ned Sterling, 13 W. Main Street, Mount Joy, advised that the Planning Commission should revise the Official Map to include the Lions Club property, so the Borough will have right of first refusal. Gibbs advised that it is her understanding that the Official Map is to include streets, public parks, trails, and open space.

Ned Sterling also requested the Planning Commission place a public participation period at the end of the agenda.

## **UPDATES**

The Planning Commission was provided a copy of the Zoning and Code Officer report by email, and a copy of the 2017 Annual Planning Report.

Gibbs provided information on her Demolition Order for 212 N. Market Avenue, Mount Joy, PA.

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**OLD BUSINESS**

None.

**NEW BUSINESS**

Gibbs advised that the Official Map should be updated in the future to show Old Standby Park and the driveway through the park connecting to Hopewell Street. Gibbs advised this update can wait to be completed after the Borough starts on the Complete Streets Implementation Guide project. There may be additional updates to the Official Map once this Guide has started and completed.

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Todd Vaughn with David Miller/Associates, Inc. was present on behalf of Square Deal 950, 1970 Broad St., East Petersburg, PA 17520, who previously submitted a Sketch Plan and presented to the Commission in September 2017. Vaughn advised the plan has not changed since September, except for the existing scale is no longer shown on the property. Vaughn also advised they agreed to defer curb installation on South Apple Alley and install a grass strip and a public macadam pathway. Vaughn advised the Borough Solicitor has drafted all agreements, and they were provided to the Commission.

Melhorn advised that the neighbor across Seller Lane to the North appears to have property, vehicles and other things on this property. Melhorn wants to make sure the applicant is aware and hopes he plans to address this encroachment with the owner. Vaughn advised he was not aware, and plans to bring this to his client's attention. Vaughn advised this area is to be improved for the access road around the building. Vaughn advised anything on his client's property will have to be removed.

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

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

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**On a motion by Miller and a second by Sweigart, the Planning Commission meeting of January 10, 2018, was adjourned. *Motion carried 3-0.***

Respectfully Submitted,

Stacie Gibbs, Zoning Officer