

# Mount Joy Borough Planning Commission

## January 11, 2017 Minutes



The January 11, 2017, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Sweigart, Miller, Rebman, and Deering were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present. Borough Manager Sam Sulkosky was also present. Brad Stewart, Community Planner with the Lancaster County Planning Commission was also present.

### **REORGANIZATION**

**On a motion by Sweigart and a second by Miller the Planning Commission By-Laws were adopted as amended. *Motion carried 5-0.***

**On a motion by Deering and a second by Sweigart, Wendy Melhorn was nominated and elected for Chairperson. *Motion carried 5-0.* Wendy Melhorn accepted.**

**On a motion by Deering and a second by Miller, Wendy Sweigart was nominated and elected for Vice Chairperson. *Motion carried 5-0.* Wendy Sweigart accepted.**

### **MINUTES**

**On a motion by Miller and a second by Sweigart, the December 14, 2016, minutes were approved with corrections. *Motion carried 5-0.***

### **PUBLIC COMMENT**

Ned Sterling, 34 W. Main Street, wanted to know if we could share any information on the train station meeting. Gibbs advised she plans to provide an update.

Ned Sterling, 34 W. Main Street, wanted to know the status of Old Standby Park as it relates to being placed on the Official Map. Gibbs and Melhorn advised that they plan to discuss that item under New Business as described on the agenda.

Ned Sterling, 34 W. Main Street, wanted to know the status of the Accessory Free Libraries, Wireless Facilities and rezoning of the Cross Roads Church zoning amendments. Gibbs advised that she plans to provide an update.

Brad Stewart, LCPC Community Planner provided the commission with a flyer from the Pennsylvania Municipal Planning Education Institute (PMPI), which is offering a course on the fundamentals for developing a sound zoning ordinance. Stewart advised that last Spring, PMPI offered courses on Subdivision Ordinances. Stewart advised that if you sign up, you must attend all three of the classes. Stewart advised that in the Fall, there will be another PMPI workshop that will focus on the administration of zoning.

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

Gibbs advised that the LERTA ordinance did pass on December 28, 2016, by the County Commissioners. Gibbs advised that the Borough Mayor formally thanked the Planning Commission in his January report for their hard work on the LERTA. Gibbs advised they can view his whole report on the Borough website.

Gibbs reminded the Commission that Christmas tree collection is January 14, 2017.

Gibbs advised that Borough Council did authorize staff and the solicitor to draft certain amendments to the zoning ordinance for accessory free libraries, mini cell towers, and the rezoning of Cross Roads Church.

Gibbs advised that the final letter from the Borough Solicitor was received with minor comments for the Old Standby Park project.

Gibbs advised that she and the Public Works Director attended a Rail Enhancement Preconstruction meeting. Gibbs advised that the Notice to Proceed has not been released. Gibbs advised that pre-condition site surveys and notice to homeowners plans are required by the contractors to be submitted to the project manager. Gibbs also advised that after the Notice to Proceed is released, but before construction commences, a town hall meeting will be held. Gibbs did not have a time frame of when this will take place.

Gibbs advised that they received a site plan on the Rotary Park trail and sidewalk extension. Gibbs advised that there are some challenges, but staff is excited about the project.

Gibbs advised that a Memorandum of Understanding (MOU) has been drafted and accepted by Rheems-Kiwanis regarding maintenance of Old Standby Park. Gibbs advised that Rheems-Kiwanis has agreed to assist with certain maintenance in the park. Gibbs also advised that Rheems-Kiwanis agreed to contribute a monetary payment annually as defined in the MOU for tree maintenance.

John Rebman asked if there were any updates on the Old Shoe Factory. Gibbs advised that there has been some talk with potential developers. Rebman advised that it looks real nasty in the back.

Wendy Sweigart asked if there was a time limit to take advantage of the free walk audit. Gibbs advised there is no time limit.

**OLD BUSINESS** None.

**NEW BUSINESS**

The Planning Commission was provided with the Borough's Official Map and Ordinance to review for potential changes. Melhorn advised that the public questioned the addition of Old Standby Park to the Official Map. Melhorn questioned if the Commission wanted to add the park

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prior to it being constructed. Brad Stewart advised that you can put a proposed park on the map prior to it being constructed. Melhorn questioned what would happen if it would not become a park. Rebman said then we would probably have to take it off. Gibbs reminded the Commission about the advertising and other requirements to amend an Official Map. Ned Sterling advised that perhaps we should wait then until something else comes up which would also require the map to be updated. Sam Sulkosky asked if we had any Borough push-back in creating the Official Map. Gibbs questioned what specifically he was referring to. Sulkosky advised that he tried to create an Official Map in Columbia and had a hard time, and got a lot of push back from the business community. Gibbs advised that we had a lot of public support. Gibbs advised that the creation of the Official Map was actually a request from the public.

**On a motion by Sweigart and a second by Miller, the Planning Commission adjourned.**  
*Motion carried 5-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning Officer