

Mount Joy Borough Planning Commission  
May 11, 2016 Minutes



The May 11, 2016, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Miller, Sweigart, and Deering were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present as well as Brad Stewart with the Lancaster County Planning Commission

**MINUTES**

**On a motion by Deering and a second by Sweigart, the April 13, 2016 minutes were approved with corrections. *Motion carried 4-0.***

**PUBLIC COMMENT**

Ned Sterling asked when the demolition of 240 W. Main Street was to occur. Gibbs advised that she did hear from the owner and demolition will be taking place by the end of this month.

Ned Sterling asked what the status was of the hiking and biking presentation to be done by the Lancaster County Planning Commission. Stewart advised they are working on it and hoping to have something ready for presentation within the next month.

**UPDATES**

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

**OLD BUSINESS**

Wendy Sweigart asked what the status was on the Train Station Project. Gibbs advised that to her knowledge AMTRAK and PennDOT are still working out some things. Gibbs advised Phase 2 will still be taking place but she does not know when.

**NEW BUSINESS**

Brian Cooley with DC Gohn was present on behalf of the Lancaster County Career and Technology Center (LCCTC) requesting a plan deferral to Mount Joy Township for a Final Minor Subdivision Plan, to subdivide and construct 3 single family residential homes located along Old Market Street in Mount Joy Township. Brian showed the Planning Commission the LCCTC Phasing Plan for future construction of more homes. The plan also showed the campus, Rotary Park, Cove Outlook Park and Old Market Street. Brian advised that the students will be constructing these 3 homes in the Fall and Spring as part of their curriculum. Brian advised that it takes approximately 18 months to construct a unit. He noted that the homes are then sold to perspective buyers.

Brian advised that the properties are located in the R1 Zoning District in Mount Joy Township and are a permitted by right use. There is existing water and sewer connections on Old Market Street and they have received 3 allocations from the Mount Joy Borough Authority.

Brian advised that there is an area that was reserved for future parking for Rotary Park which is now proposed to be one of the lots to be developed. Gibbs advised that she reached out to Dave Christian and the Rotary Board and provided the Commission with a response. Gibbs advised that area is not graded and

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ready for parking. Gibbs advised that Christian stated in the response provided that no one uses the parking that is existing off of Old Market Street because of the parking that was created on Fairview Street. Gibbs advised that according to the response they did not foresee any issues with removing this future area for parking for Rotary Park.

Brian advised that the connection to Cove Outlook Park will remain with the shifting of the sidewalk. Brian advised that there is no stormwater proposed in the Borough. Brian further advised that the Commission has been provided with a letter from the Borough Engineer recommending approval of the plan deferral. Sweigart asked if the only thing going on in the Borough is the removal of the future area for parking which is indicated on the exhibit attached to the existing lease. Brian advised that was correct, that there are no improvements or construction proposed in the Borough.

Miller asked if there would be a sidewalk connection from Manheim Street to Old Market Street, and connect with the proposed sidewalk in this plan. Brian said there is no connection planned with this plan. Miller asked if there were details for the road configuration. Brian advised that right now the only focus is on the configuration of the 3 units.

Deering asked how many parking spots are reserved for future parking in this area. Gibbs advised that may be hard to tell because it is not developed. Deering advised that there are currently parking issues at Kunkle Field and this could be used for potential overflow.

Sweigart asked why they picked these 3 lots to start with. Brian advised because there is existing water and sewer available on Old Market Street. Brad advised that this land was recently rezoned for the development of these lots and future lots. Brad advised the land was previously zoned Institution.

**On a motion by Miller and a second by Deering, the Planning Commission recommended Borough Council approve a Plan Deferral request to Mount Joy Township for a Final Minor Subdivision Plan for the Lancaster County Career and Technology Center, to subdivide and construct 3 single family residential lots located along Old Market Street in Mount Joy Township, conditioned upon the substitution of a new Exhibit A attached to the existing Sublease Agreement to eliminate the area marked “future area to be leased for parking.” *Motion carried 4-0.***

**On a motion by Deering and a second by Miller, the Planning Commission recommended the Borough Council Public Works Committee have discussions on considering the Borough install sidewalk, curb and the necessary ADA improvements to provide connection from Manheim Street to Old Market Street to make the connection to the LCCTC project site, in conjunction with the Old Market Street repairs. *Motion carried 4-0.***

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

Respectfully Submitted,

Stacie Gibbs, Zoning Officer