

Mount Joy Borough Planning Commission  
December 11, 2019



The December 11, 2019, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Deering, and Miller were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs and the Borough Manager, Samuel Sulkosky were present.

**MINUTES**

**On a motion by Miller and a second by Deering, the September 11, 2019, minutes were approved. *Motion carried 3-0.***

**PUBLIC COMMENT**

Ned Sterling, 13 W. Main Street, Mount Joy, asked about item 5c under updates regarding the survey for complete streets. Sulkosky advised that it will be available online and through other outlets in the near future. Sterling asked if there will be a public meeting. Sulkosky said there will be a public meeting probably in the Spring of 2020, but we are not that far yet.

Sterling asked a question about the zoning ordinance and the requirement to obtain a conditional use if the building is on the historic resource list. He asked how the process would work if the Borough proposed to demolish the old Darrenkamp store, and how they would preside over their own conditional use request. Sulkosky advised that there would be separate decisions by Borough Council and the Zoning Hearing Board, but he is not positive. Sterling advised that it states only the Borough Council presides over Conditional Uses.

**UPDATES**

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

**OLD BUSINESS**

None.

**NEW BUSINESS**

Keith Good with Calabrese Good Architects, on behalf of his client Reist Seed Company, owner of 113 Manheim Street, Mount Joy, PA, was present and advised they are requesting recommendations for approval of a Revised Land Development Plan to allow for more efficient traffic flow throughout the property and onto adjacent streets and alleys by eliminating several storage buildings, reducing the amount of grain storage bins from the previous approved plan, increasing the previously approved square footage of the building addition by 1,548 square feet and adding a total of 512-foot diameter grain bins.

Keith Good advised in 2015 they recorded a Land Development Plan that showed an addition and 6 new grain bins while removing one or two. That plan was approved and recorded. As his client's business has developed over the last few years and they observed traffic flow, his client has decided to make some changes. Good advised they have addressed all comments just the other day. Good reviewed existing conditions.

The proposed changes to the plan would be the building addition would increase and the garage is being demolished which is the big key to the improvement of the traffic flow. One of the

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storage buildings will get moved and two existing grain bins will remain. One new grain bin will be erected to the front of the building. Good advised they needed zoning variances for setbacks for the new grain bin and the storage building that is being moved. Good advised those variances were granted. Good advised this proposed traffic flow is a tremendous improvement from the previous recorded plan. The truck scale will stay along the alley.

Sterling asked if the cinder block garages will be removed. Mike Higgins advised they will be removed. Mike Higgins advised the railroad is leased by the flour mill and they will not be using that. Higgins advised there is quite a bit of traffic flow through the alley with trucks and pedestrians. This plan removes their trucks off the alley and keeps them on the property. It gets them unloaded and expedited without the possibility of hitting something. They are also intending on repainting the mural and repairing and repointing the brick. They also have a new logo which will probably be painted on one of the bins.

Deering asked if the new area that will be created as "open space" will be a paved area. Good advised they are showing it as stone. It would be their preference to pave it up close to the building and then try to add onto the paving every year until it is nice and clean. Higgins advised it will be spread out over a few years. Deering also asked how the stormwater will work. Good advised they are adding only 900 square feet of new impervious which is an exemption of stormwater management per the Borough's Ordinance.

Miller asked if they had any plans to add retail to the location. Higgins advised they do sell popcorn and people come visit all the time. He advised every day they have about 5 or 6 walk-ins. Higgins advised they do a lot of online sales and on Amazon. Higgins advised their retails brand is new and they just launched into a discount grocery outlet. There are about 19 in Pennsylvania. They are a PA Preferred popcorn supplier. Retailers in PA like that because it supports local agriculture.

Sterling advised he is a resident who uses Appletree Alley regularly. Sterling asked if Higgins had a preference to make the alley one-way. Higgins advised he does not wish the alley to be one-way.

**On a motion by Miller and a second by Deering the Planning Commission recommended Council approve a Revised Land Development Plan for Reist Seed Company, located at 113 Manheim Street, conditioned upon the Borough Solicitor and Borough Engineer comments being addressed. *Motion carried 3-0.***

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**On a motion by Miller and a second by Deering the Planning Commission recommended Council appoint Thomas (Tod) Dohl to the Planning Commission as an alternate for a term of 4 years (2024). *Motion carried 3-0.***

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**On a motion by Miller and a second by Deering, the Planning Commission meeting of December 11, 2019, was adjourned. *Motion carried 3-0.***

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator