

Mount Joy Borough Planning Commission
September 11, 2019



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

MINUTES

On a motion by Deering and a second by Rebman, the June 12, 2019, minutes were approved with corrections. *Motion carried 4-0.*

PUBLIC COMMENT

Nick Castaldi, 1059 Reagan Street, Mount Joy, introduced himself as a potential future member of Borough Council.

UPDATES

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

OLD BUSINESS

None.

NEW BUSINESS

Brian Cooley with DC Gohn Associates, Inc., was present on behalf of his client Austin Moran, owner of 1080 Donegal Springs Road, Mount Joy. Cooley advised that the owner could not be here tonight. Cooley advised there are two existing lots. Cooley advised that Lot 1 contains an existing one-story dwelling. Cooley advised lot 1A is on the east side. Cooley advised what they are proposing to do is to take the existing property line and move it over to make two equal size square foot area lots. Cooley advised that there are no proposed improvements associated with this plan. Cooley advised there were a few administrative comments from the Borough Engineer to address. Cooley said they will record two new deeds if approved and when the plan is recorded.

Sweigart wanted to make sure she understood that this plan is not to create two lots but to move a lot line to make the one lot bigger which would change the size of the other lot. Cooley advised that is correct. Sweigart also wanted to confirm that there are no plans to develop on the vacant lot at this time. Cooley advised that was correct. Cooley said the smaller lot is only about 7,000 square feet right now and not a buildable lot.

Sulkosky asked how big the other lot is right now. Cooley advised the other lot is about 24,000 square feet. Cooley advised this plan would make lot 1 about 15,000 square feet and about 13,500 square feet for lot 2.

Deering asked if the long skinny lot is on the left side where the row of pine trees is located. Cooley said it is. Gibbs asked if there is any landscaping that exists. Cooley advised there is a row

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of arborvitaes. Deering asked how this will affect taxes. Gibbs advised when something is built on the lot, there will be an additional tax base. Deering wondered if there were any numbers associated with proposed taxes know. No one knew what the amount of anticipated taxes might be in the future when the lot is built on.

On a motion by Sweigart and second by Rebman the Planning Commission recommended Council approve the Lot Line Change Plan to change the existing lot line which bisects the two properties for 1080 Donegal Springs Road. *Motion carried 4-0.*

On a motion by Rebman and a second by Sweigart, the Planning Commission meeting of September 11, 2019, was adjourned. *Motion carried 4-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator