

Mount Joy Borough Planning Commission

April 12, 2017 Minutes



The April 12, 2017, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Sweigart, Miller, and Gault 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 (LCPC) was also present.

MINUTES

On a motion by Sweigart and a second by Miller, the February 8, 2017, minutes were approved. Motion carried 5-0.

PUBLIC COMMENT

Ned Sterling, 34 W. Main Street, asked about item 5b as it relates to urban extension. Gibbs advised that is a rezoning request in East Donegal Township. Sterling wondered if they were planning to demolish the old farmstead building. Gibbs advised that she is not aware of any plans for the Township to demolish this farmstead. Sterling asked if we knew what kind of homes they were planning to build in the proposed residential piece of the rezoning. Gibbs advised that this is the same type of rezoning request Donsco petitioned the Borough for. Gibbs advised that there are no applicants to build on that land. Gault advised that when we rezoned the property in the Borough, we asked them to extend and continued S. Barbara Street in the Borough, and it appears they are proposing to extend that into the Township. Gault advised that it is pretty consistent with what they did in the Borough.

Brad Stewart, Community Planner advised that the County Planning Commission will have a Spring event in May 2017, and the former Governor of Maryland will be there. He advised that the topic will be on research that has been conducted in growth analysis buildout. They are going to give different scenarios about what the County will look like in 30-35 years.

Ned Sterling, 34 W. Main Street, wondered if the Borough Council packet will have the ordinance item mentioned in 6a in it. Gibbs advised that the public packet will contain the draft ordinance.

UPDATES

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

Gibbs advised that Donsco is proposing to rezone approximately 52 acres of land located in East Donegal Township. The proposal is to rezone from agricultural land to Industrial, and approximately 7 of those acres rezoned to Urban Extension Residential. Gibbs further advised that any party that is interested in the project, or has comments can attend the Lancaster County Planning Commission meeting to be held on April 24, 2017 at 2:30 PM in the 1st floor LCPC meeting rooms at 150 N. Queen St., Lancaster, PA. Gibbs advised that the proposal is a nice extension of what was rezoned in the Borough to extend S. Barbara Street into the Borough. Gault asked if there was any

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concern that if they have more Light Industrial land in the Township, then someone would do their development in East Donegal Township and not in the Borough. Gibbs is not aware of any development proposed on this land in the Township. Gibbs would think the owners would contact the Borough if that was the case. Gault is just concerned that because there is more acres of land in the Township than in the Borough, someone would want to actually build on that land and the Borough would just get all the traffic. Gault advised that in terms of taking a position on the rezoning, it would be something to consider. Gault also wondered if the Township Supervisors are in favor of this. Gibbs advised that she did speak with Township Manager, Jeff Butler, and he advised that their Board did not have any issues. Stewart advised that the County Planning Commission had some concerns regarding traffic impact for any future development. Stewart will mention the Borough's concern to the County Planning Commission.

Gibbs informed the Planning Commission that the Borough website contains great information on the upcoming construction of Old Standby Park, and information is updated regularly regarding the Mount Joy Train Station.

OLD BUSINESS None.

NEW BUSINESS

On a motion by Gault and a second by Sweigart, the Mount Joy Borough Planning Commission recommended Borough Council authorize the Borough Solicitor to send proper notices and advertise for zoning amendments to regulate accessory free libraries, communication facilities within public street right-of-ways, and rezone a tract of land located at the southwest corner of the intersection of Donegal Springs Road and Union School Road identified as 800 Donegal Springs Road, from its present classification as Low Density Residential to Neighborhood Commercial, incorporating the Borough Solicitor recommendations. *Motion carried 4-0*

On a motion by Sweigart, and a second by Miller, the Planning Commission meeting of April 22, 2017, was adjourned.

Respectfully Submitted,

Stacie Gibbs, Zoning Officer