

Mount Joy Borough Planning Commission Agenda

7:00 pm, Wednesday, May 12, 2021



1. Call to Order Via ZOOM
2. Roll Call: Commissioners Melhorn, Sweigart, Rebman, Miller, Deering and Dohl
3. Approval of Previous April 14, 2021, meeting minutes.
4. Public Input Period
5. Updates and Announcement:
 - a. Zoning & Code Officer Monthly Report Provided to Commission.
6. Old Business
 - a. None
7. New Business
 - a. Mount Joy Senior Housing, LP, 2121 Old Gatesburg Rd, Ste 200, State College, PA 16803, has submitted a Preliminary/Final Plan in accordance with Chapter 240, to re-develop an existing building into 36 senior housing units consisting of 12 1-bedroom apartments, 24 2-bedroom apartments, 4000-6000 square feet of commercial space on the bottom floor elevation and 40 off-street parking spaces at the property located at 240 W. Main Street, Mount Joy, PA.
 - i. Consider a motion to recommend Council waive §240-43.H.1 to improve streets in which a subdivision or land development abuts and existing Borough and/or state street.
 - ii. Consider a motion to recommend Council waive §240-43.I.(4) for street intersections with a local street to be a minimum radius of 20’.
 - iii. Consider a motion to recommend Council waive §240-46.C.(1) requiring that curbing shall be provided along the edge of any landscaped portion of a parking facility.
 - iv. Consider a motion to recommend Council waive §240-57.D.(1) to dedicate recreation land to the Borough.

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

21 East Main Street, Mount Joy, PA 17552 • (717) 653-2300

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- v. Consider a motion to recommend Council waive §240.57.G requiring a fee in lieu of dedication of recreation and accept the applicants proposed fee of \$2,000 per unit for a total fee of \$72,000.
- vi. Consider a motion to recommend Council waive §240-62.B requiring that applications for all residential developments with 20 or more dwelling units and buildings containing 1000sf of usable space provide a traffic study and report.
- vii. Consider a motion to recommend Council waive §226-32.A.(2)(c) requiring for the loading ratios in Karst areas to be a maximum of 3:1 impervious drainage area for infiltration area and 5:1 total draining area to infiltration area.
- viii. Consider a motion to recommend Council waive §226-37.A.(6)(b) requiring that the use of the emergency spillway to convey flows greater than the 50-year storm is permitted.
- ix. Consider a motion to recommend Council approve a Preliminary/Final Plan for Mount Joy Senior Housing, LP in accordance with Chapter 240, to re-develop an existing building into 36 senior housing units consisting of 12 1-bedroom apartments, 24 2-bedroom apartments, 4000-6000 square feet of commercial space on the bottom floor elevation and 40 off-street parking spaces at the property located at 240 W. Main Street, Mount Joy, PA, conditioned upon Borough Solicitor and Borough Engineer comments being address and a Stormwater Management Agreement and Land Development Agreement being recorded.

8. Meetings - See colored Calendar.

9. Next Planning Commission meeting: 7:00 pm, Wednesday, June 9, 2021.

10. Adjournment

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

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