

Mount Joy Borough Planning Commission  
April 13, 2016 Minutes



The April 13, 2016, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Rebman, Sweigart, and Alternate Commissioner Steve Gault were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present.

**MINUTES**

**On a motion by Sweigart and a second by Rebman the January 13, 2016, minutes were approved. Motion carried 4-0.**

**PUBLIC COMMENT**

Ned Sterling asked if the LERTA Ordinance is online to be viewed. Gibbs advised that it is not online. Gibbs advised that Council authorized the Solicitor to advertise and send notices, but not until the School Board and the County reviews it. Sterling asked if Council will talk about it again. Gibbs advised that they will discuss once it is back on for approval. Sterling asked if any additional properties were added onto the LERTA list after the Council member asked for additional properties to be looked at. Gibbs advised that there were two additional properties added onto the list. Gibbs advised that she does not know which two off the top of her head were added, but she told Sterling she would let him know.

Ned Sterling asked if Brad Stewart from the Lancaster County Planning Commission was still planning to speak to the Commission regarding the hiking and biking trail information. Gibbs advised that the Planning Commission asked Council back in January to authorize staff and the Planning Commission to continue research on grants and costs for possible biking and hiking master plan and feasibility study. Gibbs advised that request was presented to the Administration and Finance Committee and they had additional questions and concerns. Gibbs further advised that because of those concerns and questions, LCPC will be giving a presentation to Council on this at their May meeting, as well as presenting information on the Walk Audit which is on this agenda for action by the Planning Commission. Sterling questioned what the Walk Audit has to do with hiking and biking. Gibbs advised that a Walk Audit can be used as a tool that can be used to assist with creating a hiking and biking master plan. Gault advised that the Walk Audit is conducted through Lighten Up Lancaster. Gault advised that their goal is to promote walkability. Gault advised that they are an organization through Lancaster General Health that wants to promote healthy lifestyles and walking being something that contributes to that. Sterling advised that he does not understand why Council would be opposed to doing research on funding something like this.

**UPDATES**

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

The Planning Commission reviewed the updates provided by Gibbs on the Agenda.

**OLD BUSINESS**

None.

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**NEW BUSINESS**

The Planning Commission was provided with information on walk audits conducted through Lighten Up Lancaster, and a copy of a walk audit completed for Columbia Borough.

Sweigart advised that a walk audit is significantly different than a hiking and biking trail and the Columbia Borough walking report was not very exciting to her. Sweigart advised that hiking and biking seems more exercise related. While a walk audit seems more commerce related to make sure people are able to walk to stores and other businesses. Gault advised that he believes that the walk audit is looking at where there may be barriers in getting from an origin to a destination that should be addressed. Gault advised a walk audit is going to tell us where to focus our infrastructure improvements, and find the holes in our network. Gault advised that we generally have sidewalks throughout the Borough, and the walk audit will tell us if there is a missing link somewhere and how we would solve that. Sweigart advised that she would imagine that the walk audit will focus on sidewalks, crosswalks, ADA compliance and trees. Sweigart advised that if we are going to stay focused on sidewalks and things like that, it would probably mean the residents would be responsible for any costs associated with making those kinds of improvements. Gault advised that if we have this report, it would be a good thing to attach to grant applications to potentially fund infrastructure costs without burdening the residents. Gault advised that if you have this and you didn't have to pay anything to get it, there is a way to use it as leverage to get funding for improvements that otherwise would not get done. Sweigart advised that we have so many other documents lying around that are not being utilized. She doesn't think we should study things just to study them and sometimes these studies are later viewed as mandates versus suggestions.

**On a motion by Gault and a second by Rebman, the Planning Commission recommended Borough Council support a no cost Walk Audit for Mount Joy Borough to be conducted by Lighten Up Lancaster, led by Lancaster Civil Engineering. *Motion carried 3-1. Sweigart voted no.***

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**On a motion by Rebman and a second by Sweigart, the Planning Commission recommended Council approve the amendment to the Zoning Ordinance to change the date of the Borough's first floodplain regulations in the definition of new construction from January 9, 1984 to October 15, 1981. *Motion carried 4-0.***

**The Planning Commission advised that this action comes as a result of the Department of Community and Economic Development (DCED) informing the Borough on January 29, 2016, that the Borough's proposed floodplain regulations met all requirements and, on April 5, 2016, after the Borough enacted the proposed regulations as provided to DCED, informing the Borough that the regulations were not in compliance.**

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

Respectfully Submitted,

Stacie Gibbs, Zoning Officer