

Mount Joy Borough Planning Commission
July 13, 2016 Minutes



The July 13, 2016, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Miller, Sweigart, Rebman and Deering were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was also present as well as Brad Stewart with the Lancaster County Planning Commission

MINUTES

On a motion by Miller and a second by Deering, the May 11, 2016 minutes were approved with corrections. Motion carried 5-0.

PUBLIC COMMENT None.

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

OLD BUSINESS

Josh Deering requested an update on the action item from the last Planning Commission meeting as it related to the sidewalk and curb connection on Old Market Street. Gibbs advised that the Public Works Committee agreed to move forward with the resurfacing of Old Market Street and would like to continue to seek the best method to provide connectivity. Gibbs advised that the Committee understood that the Commission is in discussions to possibly conduct a no cost walkability study and is working with the Lancaster County Planning Commission to present to Council the pros and cons of connectivity. The Committee further advised that the walkability study data should be useful for continued work on the Borough Master Plan. Finally, Gibbs advised that the Committee is in favor of applying for grant funding to work on the Master Plan. Gibbs advised that she would have to have a direct discussion with the President of LCCTC in regards to making a connection from Old Market Street to Manheim Street.

Josh Deering asked about an update on the presentation from LCPC on a hiking and biking plan. Brad Stewart advised that he should have something for Gibbs in the next few days.

NEW BUSINESS

Mark Harman with ARRO Engineering was present on behalf of the Mount Joy Borough Authority (MJBA) to present the request for Land Development Plan Deferral to construct a water treatment plant and well house. Harman advised that the Susquehanna River Basin wants authorities to develop additional water resources. Harman advised that the Carmany Plant cannot handle any more water. Therefore, he advised, a significant study was done, and the best place for the water treatment plant is where the compost facility and wastewater facility is. The idea is that they are going to expand the footprint, and place the treatment plant within that footprint. Part of the project is in the Borough, and part is in the Township. The first part is the well house. Harman advised that the well house is proposed to be approximately 320 square feet. There will be a pump and a generator, and periodically someone will be there to service it. They will come in from R772 through the farm in Rapho Township, and this would occur generally during work hours. Harman advised there will be a stormwater Best Management Practice located on the proper to retain stormwater from the impervious area.

There will be a 12” PVC line that will be installed and take it all the way to the treatment plant. Harman further advised that the existing S. Jacob Street “snakes” back to the compost site, and Harman

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further advised that will be realigned. Therefore, Harman is requesting a waiver of the Land Development process to go through East Donegal Township on behalf of the MJBA.

Harman advised that the access to the treatment plant (S. Jacob Street) will be constructed in accordance with the Borough's Ordinance. He further advised that there will be an additional stormwater facility located off this access drive. There is an existing stormwater facility that is located in East Donegal Township that will be modified. The Land Development Waiver will be for the pump house. Harman advised that there is a justification in the Ordinance regarding minimal lot area, lot width and street frontage requirements which shall not apply to structures or uses owned by the Borough or a municipal authority, created for uses and structures that are intended for public utility, stormwater, etc. Harman advised that it seems for a structure this small, a waiver of the Land Development process seems appropriate. Harman advised that they are working through the NPDES process and with the Conservation District. Harman advised once that is complete, everything will be finalized.

Harman advised that the well is in the floodplain, and therefore DEP requires a water quality permit approval. One of the stipulations is to place a sanitary style cap that locks, so nothing can get in it. Harman advised DEP approved it. Brad Stewart asked what kind of material the cap is made out of. Harman advised that he is not sure, and would have to ask another engineer. Deering asked if the well itself is in the Borough. Harman advised that the well is in the Borough, but across the creek on the North East side. Gibbs advised that the Borough subdivided this parcel of land to the Authority some time ago. Deering questioned how the line will get through the creek. Harman advised they are working with DEP and will actually bore under the creek. Harman advised that the boring has to be a minimum of 4' from the bottom of the creek to the top of the pipe. Harman advised they could potentially be going deeper. Deering asked if it will affect the park at all. Harman advised that it will not affect the park at all.

Harman advised that page 2 on the exhibit provides the location of where the well will be located. Harman advised that there is an access agreement from R772 through the property to get to it. Sweigart asked if the well was already there. Harman advised that the well is already there, and he believes it was drilled in 2001. Deering asked if this line will eventually go up Joy Avenue and across. Gibbs advised that it does go up Joy Avenue and Longenecker Road and across Donsco land.

On a motion by Melhorn and a second by Deering, the Mount Joy Borough Planning Commission recommended Council approve a deferral of a Land Development Plan to East Donegal Township to construct a Water Treatment Plant, access drive and stormwater management facilities, and waive the requirements of the Subdivision and Land Development Ordinance to file, obtain approval of, and record a land development plan for the development of a Well Site, located off of Lefever Road which includes a well house, driveway, stormwater management facilities, and underground water lines, conditioned upon Mount Joy Borough Authority entering into a Storm Water Management Agreement for the Well Site, and a Storm Water Management Agreement for the facilities in the Borough as shown on the Land Development Plan. *Motion carried 4-0, with John Rebman recusing himself.*

On a motion by Rebman and a second by Sweigart, the Planning Commission adjourned. *Motion carried 5-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning Officer