

# Mount Joy Borough Planning Commission

## February 13, 2019 Minutes



The February 13, 2019, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Miller and Gault were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs and the Borough Manager, Samuel Sulkosky were present. Brad Stewart, LCPC Community Planner was also present.

The Commission has decided to postpone the reorganization until their meeting next month.

### **MINUTES**

**On a motion by Miller and a second by Gault, the January 9, 2019, minutes were approved. *Motion carried 3-0.***

### **PUBLIC COMMENT**

Ned Sterling, 13 W. Main Street, asked if the Mount Joy Foundation was trying to get a feasibility study to continue their work. Sulkosky advised this is not the proper forum to discuss. Gault advised the Planning Commission has not been involved with the Mount Joy Foundation.

Sterling also asked if a person has an application to get on the Borough Registry of Historic Properties and the Planning Commission reviews and approves it, does that mean the whole Borough Zoning Ordinance has to be amended or just the Borough Registry. Gibbs advised the whole Ordinance would have to be advertised. Gault advised it is an amendment to the Ordinance and will have to go through the same process.

Brad Stewart advised the Places 2040 Executive Summary provides for catalytic tools that are being suggested municipalities follow. Stewart advised Gibbs has a hard copy of the full plan. Sulkosky advised it is also available online.

Stewart also advised the LCPC finally endorsed the Short-Term Rental Guide and it is also available online.

### **UPDATES**

The Planning Commission was provided a copy of the Zoning and Code Officer report by email. Melhorn advised she noticed a lot of residents decided not to shovel their sidewalk, and appreciated Gibbs being on top of that. Gault asked who is responsible to shovel the Marietta Avenue bridge over AMTRAK. He advised that he recalls one time that it was not shoveled. Gibbs advised she would inquire with Public Works.

### **OLD BUSINESS**

Gault wanted to try to think practically on what the PC is trying to accomplish. Gault advised the PC received some comments from Commissioner Deering and it has made him step back and think, "is the PC trying to put too much on the Official Map that may not really belong on the Official Map?" Gault advised he would be interested to know Stewarts opinion on that. Gault advised there is a debate going on about who is responsible for paying for sidewalks and what is the Borough's requirement in

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terms of when a sidewalk should be installed. Currently, the sidewalk ordinance requires the property owner to install. Gault believes there is confusion on what should be on an Official Map and how people are interpreting that and trying to tie that into where sidewalks should be installed and who pays for it. Sulkosky advised that the current ordinance requires the property owner to pay for and install them. Sulkosky advised that what is happening now is that people are trying to change that by coming up with criteria.

Gibbs advised it is her recollection that when the Official Map was being drafted, the Planning Commission utilized the Lancaster Transportation Plan, the Emerald Necklace Plans and other tools which depicted some pedestrian connections and used existing trails to try to make some connectivity for all modes of transportation. Gibbs advised it is also her understanding that the Official Map is not a map that shows where sidewalks should go and where sidewalks should not go. Just because a sidewalk is not shown on the Official Map as a pedestrian corridor does not mean a sidewalk should not be installed on a particular street. Gibbs asked the Commission and the LCPC community planner if that was their understanding. The Commission and Stewart agreed with that statement. Gibbs asked Stewart, Community Planner with LCPC, if the Commission is correct with that interpretation. Stewart advised it is correct.

Gault advised that Council should get a neutral, professional to come up with criteria. Gault advised there are ones that specialize in bike and pedestrian transportation. Sulkosky advised it has been recommended several times and rejected. Gault advised you need a neutral party that does not have a vested interest on either side. Gibbs asked if alleys, dead end streets and cul de sac were to have a complete deferment of curbs and sidewalks across the table would that effect the Borough's SALDO. Gault advised that there are two issues with that. The SALDO is referring to what is required when a property is developed. In those cases, there should be sidewalks. That is a trigger for installing sidewalks. When a road is resurfaced it is a little more of a hardship on someone because they are not already investing money into their property as someone would be during land development. Gault advised that he does not believe the Commission should be weighing in on where sidewalks should be installed unless Council asks the Commission to do so.

Stewart asked what the problem would be to reach out to other Boroughs in the State. Sulkosky advised he has already reached out to ten (10) Boroughs and received copies of all sidewalk ordinance. Sulkosky advised they were all pretty much the same as the Boroughs sidewalk ordinance. Sulkosky advised they all had the property owner as the responsible party to install sidewalks. Stewart advised Columbia Borough had a cost sharing sidewalk program.

**On a motion by Gault and a second by Miller, the Planning Commission recommended Council hire a neutral professional consultant to evaluate the sidewalk ordinance and make recommendations to resolve the ongoing issues. *Motion carried 3-0.***

Gault advised that he believes the Commission needs to scale back and remove the pedestrian corridors and only identify pedestrian and/or bike connectivity between roads such as the ones through the parks or where there are ones not currently. Gault asked what the Commission was trying to accomplish by saying Donegal Springs Road is a pedestrian corridor. Stewart advised he has been wondering about that. Gault advised that the current ordinance says that sidewalks should be on every street. Gault advised if the Commission is taking a position that sidewalks should be on every street, then the Commission should not have to identify any sidewalks or pedestrian corridors on the Official Map. Stewart advised that is why he previously advised there appears to be too many features on the Map. Stewart advised we do not want to clutter up the map. He advised one of the things LCPC ran

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into was not being able to distinguish all the features apart. Gault advised a multi-use path was something not on a road. Gault said we put pedestrian corridors on the map and wondered if they came from the Comprehensive Plan. Gault does not remember where they came from. Gibbs advised she believes they came from the County Transportation Plan.

Gault advised the Official Map is supposed to identify where the Borough has a desire to obtain property in order to build future infrastructure. It protects the Borough's right to acquire the property. Sulkosky advised this gives the Borough the right of first refusal. The Commission advised they got carried away in trying to solve everything, and they believe this is not the right tool for that.

Gault advised that he would be inclined to take all pedestrian corridors off the Official Map because they are not tied to us doing anything. Gault further advised that we should come back and look at calling the bike/pedestrian corridor just the bike corridor, and what exactly that would mean. This is trying to build a network to do the Emerald Necklace and provide connections from that network into the core downtown.

**NEW BUSINESS**

None

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**On a motion by Miller and a second by Gault, the Planning Commission meeting of February 13, 2019, was adjourned. *Motion carried 3-0.***

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator