

Mount Joy Borough Planning Commission Agenda

7:00 pm, Wednesday, October 13, 2021



1. Call to Order
2. Roll Call: Commissioners Melhorn, Sweigart, Rebman, Miller, Deering and Dohl
3. Approval of Previous July 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 Dental (Cawley Real Estate, LLC), 1210 E. Main St, Mount Joy, is requesting approval of a Preliminary/Final Land Development Plan to add 8,752sf for parking, 2,350sf for a basketball court, 1,016sf for private sidewalks and installation of a rain garden.
 - i. Consider a motion to recommend Council approve a waiver of Section 240-27 Preliminary Plan processing to file a Preliminary Plan prior to a separate Final Plan.
 - ii. Consider a motion to recommend Council approve a waiver of Section 250-46.C.(1) Curbing, requesting relief from the requirement that curbing shall be provided along the edge of any landscaped portions of a parking facility.
 - iii. Consider a motion to recommend Council approve a waiver of Section 240-55.G.2 Street Trees, requesting relief from the requirement of having to install 6 street trees a minimum average of one street tree for each 40 feet of length of new street or existing street frontage measured at the centerline, and only install 1 street tree.
 - iv. Consider a motion to recommend Council approve a waiver of Section 226-32.A(2)(c) Loading Ratios, requesting relief

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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of the requirement that the maximum loading ratios in Karst areas shall be 5:1 total drainage area to infiltration area, and 3:1 impervious drainage area to infiltration area.

- v. Consider a motion to recommend Council approve a Preliminary/Final Land Development Plan to add 8,752sf for parking, 2,350sf for a basketball court, 1,016sf for private sidewalks, and to install a rain garden conditioned upon the Borough Solicitor and Borough Engineer comments being addressed, and a Stormwater Management Agreement being recorded.

- b. Mount Joy Borough Council has requested the Planning Commission review Chapter 270. Zoning, Article VIII General Regulations, Section 270-117. Historic buildings and historic preservation provisions to discuss potential recommendations and/or amendments.

8. Meetings - See colored Calendar.

9. Next Planning Commission meeting: 7:00 pm, Wednesday, November 10, 2021.

10. Adjournment

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