

Mount Joy Borough Planning Commission September 14, 2016 Minutes



The September 14, 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.

MINUTES

On a motion by Miller and a second by Deering, the July 13, 2016 minutes were approved.

Motion carried 5-0.

PUBLIC COMMENT None.

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

Gibbs also provided an update on the Cargill Cocoa & Chocolate proposed demolition of 611 Wood Street. Gibbs advised that the demolition may be taking place in October 2016.

Gibbs also advised that PennDOT is tentatively scheduled to begin work on Angle Street from R230 to Bridge Blvd on Friday, September 16, 2016. Gibbs advised there will be one lane restriction during working hours which will be from 7AM to 3PM. The first part of the work should be completed within one day. The second portion of the work is tentatively scheduled for Wednesday, September 21, 2016. The paving crew will be there and will install traffic controls in accordance with PennDOT specifications.

OLD BUSINESS

John Rebman asked about the proposed Old Standby Park on W. Main Street and if this project was still taking place. Gibbs advised that the project will be moving forward, but probably not until next Spring as the legal documents are still in review by the Attorneys. Rebman expressed concern about the condition of R230 at this proposed park location, and questioned if and when UGI was going to come back to do final paving in the area where they did extensive gas line work in the street. Gibbs advised that she does not know, but will send communications out to get that information if she can.

Josh Deering asked if there was any progress on the potential linkage of the Rotary Park trail to the Cove Outlook Park trail which will include installation of curb, sidewalk and ADA ramp along Old Market Street. Gibbs advised that Borough Staff met on site a few weeks ago with Brian Cooley with DC Gohn and Associates and LCCTC representative to discuss the proposed project. Gibbs advised that the Borough was very transparent with regards to wanting LCCTC to agree to have all engineering design and detail work done. LCCTC requested that DC Gohn provide a proposal that they can present to their Business Administration Board. Gibbs advised that they requested to receive a copy of the proposal.

NEW BUSINESS

Brian Cooley with DC Gohn Associates, Inc. was present on behalf of their client, SM Johns & Son Construction LLC, as it relates to 645 Donegal Springs Road, Mount Joy, PA, and their proposal to construct a 4,500 s.f. building to service their construction vehicles as well as provide accessory auto repairs for customers. Cooley advised that the project will also consist of construction of parking areas, stone and storage areas, stormwater management facilities and other associated utilities. Steve Johns, owner of SM

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Johns & Son Construction, LLC was also present. Cooley advised that the property is currently located along Donegal Springs Road and contains a concrete workshop building, residential home, gravel entrance and 10 parking spaces. Cooley advised that the Land Development and Stormwater Applications were submitted and accepted by the Borough prior to the adoption of the new Zoning Ordinance. Therefore, the property has been properly reviewed under the General Commercial Zoning District which allows a maximum of 90% impervious coverage.

Cooley advised that the proposal is to construct a 4500 s.f. building to service construction vehicles, along with a future proposed 1-story building. The proposal will consist of widening the entrance to allow for safe turning movements for emergency responders, and construction vehicles. Currently, there are deliveries for such items as salt and some bulk materials. Cooley advised that the proposal also consists of 13 parking spaces with 3 underground stone trenches to manage stormwater. Cooley advised that they received FDMJ approval, NPDES approval, and Borough Authority approval. Cooley advised that there are a few comments from PennDOT to be addressed but are minor. Cooley also advised that the August 31, 2016 comment letter from the Borough Engineer raises no concerns, and they plan to address those outstanding minor comments.

Wendy Melhorn questioned how they would get vehicles to the rear of the building. Cooley advised that the proposed building is to potentially be built in the future, and the “hashed” area on the plan is stone. Melhorn further asked about the outdoor storage of equipment. Melhorn advised that there is a lot of equipment and materials currently being stored on the west side of the property along the shared fence with Century Link. Steve Johns advised that the area on that side will be stone and he plans to continue to store his equipment there. Johns advised that many times, they switch out equipment depending on the job. Melhorn asked if Johns plans to leave items along the fence area. Johns advised that he plans to leave equipment there as does Century Link. Melhorn asked what would happen if someone else moved in the Century Link building and wanted to remove the fence. Johns advised that he would be interested in the Century Link property if it ever went up for sale, and that it would be his intention to install another fence should someone remove the existing fence. Melhorn advised that she would love to see the storage of equipment and items removed from that area and the fence removed and perhaps trees or something aesthetically pleasing installed.

Melhorn questioned the amount of car repairs that are conducted on the property within a week. Johns advised that they currently work on and/or repair 5-8 vehicles per week. Johns further advised that most of the work is done to their own construction vehicles, but they can service larger vehicles like the fire truck for FDMJ, and he has been doing repairs to local vehicle owners who live in the immediate or adjacent residential areas. Gibbs advised that the permitted by right principal use is construction company or tradesperson headquarters with auto repair as an accessory use. The Planning Commission was assured that the auto repair business will not grow to beyond an accessory use.

Wendy Sweigart questioned how tow trucks access the property now with the entrance not being wide enough. Johns advised that the tow trucks are his trucks with perhaps a trailer on it or something and they have been going over the existing driveway apron and curb. Johns advised that is why they are proposing to widen the driveway in accordance with PennDOT requirements so there will be no further damage to the curb and/or sidewalk. Sweigart asked if Johns expected any more truck trips with the expansion of his business. Johns advised that he does not expect any more than what they have now.

Sweigart advised that the plan indicates the square footage is going down. Cooley advised that the proposed new building is 4500 s.f. and the existing building is 5951 s.f. Gibbs advised that with the proposal of the demolition of the residential structure, they will get credit for that existing impervious

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surface that is being removed. Sweigart questioned if Johns has to come back for the future expansion. Gibbs advised that they do not have to come back for the proposed future expansion because it is shown on the proposed plan now and it will be constructed over existing impervious surface which the stormwater management facilities account for. Miller advised that for now that area will be stone. Johns confirmed that was correct.

Sweigart advised that she agrees with Melhorn regarding the outdoor storage of materials and equipment in that area, and said it does not look good. Gibbs advised that Johns had to plant a buffer to the rear and east side of the building because the use was adjacent to an existing residential use. Gibbs reminded the commission that because there is an existing commercial use on the east side of the property, a buffer yard is not required. However, Gibbs advised that it would be nice if Johns could plant something there so as to obstruct the view of the equipment. Johns advised that he plans to landscape the front areas of the premise and plans to have the property looking aesthetically pleasing.

Deering questioned if there was anything salvageable from the residence prior to demolition. Johns advised that previous owner gutted the place. Johns advised that he does have people lined up already to buy the wood and brick. Deering questioned why Johns would be interested in the Century Link property if he does not know if he is actually going to expand. Johns advised that if the Century Link property sells for \$1,000,000.00, then he is not the guy. Johns further advised that the Century Link building would be great for a bigger office for his staff. Johns advised that his proposed future expansion shown on the plan would be for office space. Deering also questioned if there were any issues with the proposed widening of the entrance, as it relates to the Mount Joy Country Homes entrance or any existing residential. Johns advised that they are only widening the entrance, and therefore, they are not shifting the centerline so there will be no issues.

On a motion by Miller and a second by Melhorn, the Mount Joy Borough Planning Commission recommended Council approve a waiver of the Subdivision and Land Development Ordinance, Section 240-25 Preliminary Plan requirements. *Motion carried 5-0.*

On a motion by Miller and a second by Melhorn, the Mount Joy Borough Planning Commission recommended Council approve a waiver of the Subdivision and Land Development Ordinance, Section 240-62B Traffic Impact Study requirements. *Motion carried 5-0.*

On a motion by Miller and a second by Deering, the Mount Joy Borough Planning Commission recommended Council approve a waiver of the Stormwater Management Ordinance, Section 226-37.C.(a)(3) Pipe Cover. *Motion carried 5-0.*

On a motion by Rebman and a second by Miller, the Mount Joy Borough Planning Commission recommended Council approve a Land Development and Stormwater Plan for SM Johns and Son LLC to construct a 4,500 s.f. building, parking areas, stone and storage areas and other associated utilities at 645 Donegal Springs Road, Mount Joy, conditioned upon Borough Engineer comments being addressed and recording of a Stormwater Management Agreement. *Motion carried 5-0.*

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

Respectfully Submitted,

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Stacie Gibbs, Zoning Officer