

Mount Joy Borough Planning Commission
March 14, 2018 Minutes



The March 14, 2018, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Miller, Deering, Sweigart and Gault were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was present, and the Borough Manager, Samuel Sulkolsky was also present. Brad Stewart with Lancaster County Planning Commission was also present.

MINUTES

On a motion by Miller and a second by Sweigart, the January 10, 2018, minutes were approved. *Motion carried 5-0.*

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street, Mount Joy, asked if the Planning Commission was involved with, or will review the parking study being done by PennDOT. Sam Sulkosky informed Sterling will have to ask the Mayor.

Ned Sterling asked about the address of 279 S. Barbara Street being used for Laurel Harvest Labs, which was the address for the old Seiler school. Gibbs advised that is the address assigned to the entire parcel. Gibbs advised once the subdivision takes place and the plan is recorded, a separate parcel number will be assigned. Gibbs advised this is when she will assign a new address for Laurel Harvest Labs.

UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email, and a copy of the 2017 Annual Planning Report.

Brad Stewart advised that the 2040 Places will have a draft by mid-April 2018.

OLD BUSINESS

None.

NEW BUSINESS

Sandy Kime, with the ELA Group was present on behalf of their client, Laurel Harvest Labs, 119 South Tree Drive, Lancaster, PA 17602, to present a Preliminary/Final Land Development Plan for a proposed building of 105,000 sf., off-street parking, road improvements and stormwater facilities on a property located at 279 S. Barbara Street., Mount Joy, PA, for the manufacturing of pharmaceuticals and medicines.

Kime advised that they were before the Planning Commission in October 2017, with a Sketch Plan. Since then, Kime advised they have had many reviews. Kime advised the most sensitive item was the timing with the Mount Joy Borough Authority water treatment plant project, which includes utilities and road improvements on S. Jacob Street. Kime feels confident that has

Mount Joy Borough Planning Commission

March 14, 2018 Minutes



since been worked through and plans are being revised. Kime advised he has brought a set of plans with mark-ups to show any distinct changes.

Kime also advised they are requesting two waivers. One waiver they are not requesting is the requirement to construct a temporary cul-de-sac. Kime advised they are now installing a cul-de-sac in accordance with Borough Code. There will also be a snow easement placed on the west side of the cul-de-sac. The primary changes to the plan are they will now be overlaying the road out to the existing edge of New Street. And, the plan previously showed the access drive as not having a curb. Kime advised they are now installing a curb, with curb breaks on both sides of the access drive since the grade is shallow there because of the proposed swale on the west side instead of a detention basin. Gault asked if Kime could clarify. Kime advised that there is a fair amount of water going into the swale from the roof and from the inlets discharging into the swale, and back to the basin. They are now able to place curb breaks on the side where the swale is and meet the Borough requirement.

Kime also advised they going to continue the landscape buffer on the west side of the property extending past the proposed lot for Laurel Harvest Labs.

Kime advised they are requesting a waiver for height of a curb within their private parking lot of 6" instead of 8". Kime advised an 8" curb within a parking lot kills the undercarriages of vehicles.

Kime also advised they are requesting a waiver of the required 30' wide for stormwater easements. Kime advised the proposed stormwater easement will be 20' wide to allow better placement of landscaping within the parking lot which is required.

Kime further advised there are several Agreements that were drafted by the Borough Solicitor for this plan. One Agreement is a Deferral of Improvements Agreement for the path/trail, street trees and sidewalk on S. Jacob Street and a few other items. Kime advised the Agreement allows for the Borough, at any time, to request these improvements be installed. The Agreement requires the owner to install them within 6 months of the Borough's request.

Deering asked how folks will get to the compost site now that there is a proposed cul-de-sac. Gault advised there is a still access through the cul-de-sac to the compost site. Gibbs advised the MJBA is still aligning that private access road.

Miller asked about their timeline. Andrew Dodge advised the State just released the application. Dodge advised he should hear something back from the State mid-June. Dodge advised if they receive all other approvals, they will go ahead and probably start site work. Dodge advised they will be assuming the risk of starting the site work prior to State approval. Dodge advised they would like to be operational as soon as possible.

On a motion by Sweigart and a second by Miller, the Planning Commission recommended Council approve a Waiver of Section 232-60.B(1) to reduce the curb reveal to six (6) inches outside the public right-of-way in order to limit damage to vehicles when parking or maneuvering adjacent to the proposed curb, a Waiver of Section 240-45.B(4) to reduce the minimum width of a storm water easement from thirty (30) feet to twenty (20) feet to allow for the placement of the required trees while still preserving adequate area for future maintenance

Mount Joy Borough Planning Commission

March 14, 2018 Minutes



of the proposed storm pipe system, authorization of the execution of a Stormwater Management Agreement and Declaration of Easement, Deferred Improvements Agreement, and Agreement Providing for Grant of Public Right of Way for Laurel Harvest Labs, upon receipt of documents executed on behalf of the landowners, and recommended Council approve a Preliminary/Final Land Development Plan for Laurel Harvest Labs for a proposed building, off-street parking, road improvements, and stormwater facilities located on a property at 279 S. Barbara Street, Mount Joy, conditioned upon compliance with the comment letters. *Motion carried 5-0*

The Planning Commission was provided copies of the Local Economic Revitalization Tax Assistance (LERTA) Borough Ordinance, the County Ordinance and the School District Resolution to further discuss the program, and potential to add properties to the existing LERTA property list.

Josh Deering advised he wanted to understand the process.

Gault advised the process would be just like any other process to amend an Ordinance. Gault also advised the County and School District would also have to amend their Ordinance and Resolution.

Sulkosky asked if there were any specific properties in which we knew would be eligible for the LERTA. Sulkosky advised we should have something solid before going to the County and the School District.

Gibbs advised that she has been keeping track of those properties that already applied for LERTA. She advised there were a handful. Gibbs further advised there were three properties that asked if their property could be added to the list. Gibbs advised there were also a few properties who applied, but who did not qualify for LERTA.

Melhorn advised that her property on Clay Alley was one of the properties that was discussed with Gibbs to be added to the LERTA.

Deering asked about the Buffenmyer property also located on Clay Alley. Gibbs informed the Commission that property was not on the LERTA. Gibbs further advised if the current owners would build on that lot, they would be tax exempt anyway. Deering further advised there were a couple parties interested in purchasing the property.

Miller asked if Council discussed including the whole Borough. Gibbs reminded the Commission that the initial discussions were with the Commission. The Commission came up with placing all properties on Main Street on the LERTA list and then added a few more. Gibbs advised once it was reviewed by Council, a few more were added.

Gault asked if it made sense to go to the County and School District now or when the Ordinance expires in three years. Gault advised that he was not sure if the County or School District would be willing to entertain the idea of spending time and money to add more properties onto a list where only a handful have utilized the LERTA.

Mount Joy Borough Planning Commission

March 14, 2018 Minutes



Gault advised perhaps in the future we could base it on any zoning district that allows for commercial uses.

Gibbs suggested that over the next couple of years the Commission and staff could keep a list of possible properties that should be added to the LERTA. When the Ordinance is revisited, the addition of these properties could be discussed. Or, the Commission could look at possibly including all properties within zoning districts that allow for commercial uses as Gault mentioned.

No action was taken.

Melhorn mentioned at the last meeting the public had requested the Commission consider adding an additional public comment period at the end of the meetings. Miller advised he recalls the brief discussion at the last meeting and mentioned the Commissions' By-Laws would have to be amended. Miller said there should not be a problem with asking the public informally at the end of each meeting if anyone has additional questions or comments. Melhorn agreed that would be fine if the meeting did not last for 2-3 hours. If the meeting is long, there would be no informal/additional option for public comment at the end of the meeting. Commission members did not seem to have a problem with it.

On a motion by Miller and a second by Sweigart, the Planning Commission meeting of March 14, 2018, was adjourned. *Motion carried 5-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning Officer