

Mount Joy Borough Planning Commission

November 14, 2018 Minutes



The November 14, 2018, Planning Commission meeting was called to order at 7:00 PM, by Chairperson Wendy Melhorn. Commissioners Sweigart, Deering, Rebman, Miller and Gault were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs and the Borough Manager, Samuel Sulkosky were present.

MINUTES

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

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street, advised that he emailed information to the Planning Commission regarding demolition of Main Street, historic Main Street properties from his prospective. He requested that the Planning Commission consider having Borough Council review demolition permits which they do not do right now. Sterling advised that they do review demolition permits for only those on the Borough Historic Resource list. Sterling advised he feels there is a need for Borough Council to review all demolition permits. Sterling advised they would not need to review demolition permits for sheds and things like that. Sterling advised Council should review demolition permits and this was the purpose of his memorandum to the Commission. Melhorn advised that the Commission spent a lot of time working on this section of the Ordinance, and the Commission could have placed a ton of properties on this list. Melhorn advised that she respects that he wants to save all the buildings in the Borough, but Melhorn advised that sometimes buildings just get beyond the point of saving. Melhorn advised that she can comment as it relates to her property that is proposed for demolition. Melhorn advised that she can't restore what is already there which has been sitting for 159 years and whatever they do will be better than what is there now, and she asked Sterling keep that in mind. Melhorn advised that she is not interested in saying anything further to Borough Council. Deering advised that he can speak as it relates to the proposed demolition of 544 W. Main Street. Deering advised there is no water, no sewer, no bathroom and the amount of work that would be required to make it some sort of usable structure would cost more than what the building is worth. Deering advised that improvements are required and needed in this area such as widening the street and installing curb and sidewalk on the side where this structure is located as part of the land development plan process for the Legion's new building. Deering advised there is a tree growing out of it and the foundation has cracks in it. Sterling advised that there is enough room on the west side of the street to handle two-way traffic. Gibbs advised that at the time the Planning Commission reviewed and provided recommendations, they considered the existing home owner on the west side and any street widening and curb and sidewalk installation would take away from their use of the existing area on the west side. Gault advised that he does not know if the Planning Commission wants to take on this task unless Borough Council requests the Commission research amending this specific section of the Ordinance. Sterling advised that he did give Council the opportunity to give that type of directive to the Commission and they did not do anything.

UPDATES

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

Mount Joy Borough Planning Commission November 14, 2018 Minutes



OLD BUSINESS

Gibbs advised that at their regular scheduled meeting on Monday, November 5, 2018, Borough Council authorized staff and the Planning Commission continue discussions and draft amendments to the necessary ordinances to implement regulations for Tiny Homes. Gibbs advised that she will be working on this item.

NEW BUSINESS

The Planning Commission reviewed question and comments from the Public Works Committee as it relates to amending the Official Map. Melhorn advised the first questions from the Committee is could the Commission considering looking at the Main Street corridor, as it is not listed as a pedestrian corridor. Gault advised the current pedestrian corridors are Angle Street, Donegal Springs Road from Angle Street to Market Street, Marietta Avenue from School Lane to Main Street and Barbara Street from the southern end up to Pine Street. Gault advised that he does not know if they have ever defined what pedestrian corridor means. Gault asked if there were any objections designating Main Street as a pedestrian corridor. The Commission determined the entire length of Main Street should be designated as a pedestrian corridor. There were no objections from the Commission. Tim Bradley advised that there are some things that are identified as both bicycle and pedestrian corridor and he did not know if the Commission wanted to have a conversation around combining pedestrian and bicycle corridor. Melhorn advised that is possible. Bradley advised that any comments he is providing are from his as resident Tim Bradley, 930 Wood Street, Mount Joy Borough. For the record, Dennis Nissley, Public Works Director was also present for this meeting.

Bradley advised the only reason he asked that question is because we are trying to get people from locations to pedestrian generator locations to get folks to the train station. Folks are filtering there for work and for other purposes. Gault advised that he believes the bike lanes were originally following the emerald necklace plan. Gibbs advised that R230 is a bike route already. Dave Salley, Stormwater Officer was present and advised that R230 is PA bike route J. Melhorn advised that she believes the bike markings should remain where they are as they follow the emerald necklace. Gault advised that years ago when Main Street was repaved, the Commission looked at bike lanes at that point and PennDOT turned it down. If it is on the map, that might give more ammunition to potentially get that painted next time the street is paved. Sweigart asked how they are defining bike lanes. Sweigart advised she thought it was a dedicated painted lane that nobody parks in and nobody drives in. Gault advised that there are different ways to do it. Gault advised that Main Street except for from the Shoe Factory to Park Avenue is too narrow to fit a separate bike lane. The rest of it is wide enough to fit a bike lane. Gault advised that the emerald necklace is more of a recreational bike circulator. Gault advised instead of calling it bike lanes, the Commission can call it bike corridor and then define it mean different things. The Commission agreed. Bradley questioned if a combination of a bike/pedestrian corridor would be appropriate.

Melhorn advised that the Public Works Committee requested the Commission consider looking at the Angle Street pedestrian corridor from Church Street to Hill Street and determine if it should be listed as a pedestrian corridor. Gault advised that the original reason was to connect to the bike lanes as they were shown and provide a way to get from the Emerald Necklace to other areas.

Mount Joy Borough Planning Commission

November 14, 2018 Minutes



Gault advised the vision originally was to have a pedestrian connection from the Emerald Necklace to Main Street. Deering advised that this request is coming from the current discussions regarding amending the sidewalk ordinance. Bradley advised while it is identified currently as a bike path, what he believes is that we have a pedestrian corridor to connect two parts of the bike path. He struggles to see the need to have a pedestrian corridor to connect both ends of the bike path. If it is about pedestrian generators, it makes a lot of sense to have Angle Street to Church Street so that folks can get on the Emerald Necklace and work towards the Grandview Park or Florin. He advised that the church can be accessed from Church Street. He advised that it appears to be an arbitrary path that is not coming from any generator specifically. He struggles to understand why there is a loop there. He struggles to see the need for a pedestrian corridor there or a need as far as an Official Map is concerned that these are areas the Borough is going to prioritize for needs for proper pathways for pedestrians. Melhorn advised to access the top of the hill a safe way to get there is needed. Bradley advised that the Borough just did that on Plum Street. Bradley advised that if we were trying to access the top of the hill, we would re-designate Plum Street as a pedestrian corridor because it was just paved, and curb and sidewalks were installed. Gault advised there at least needs to be an accommodation from Church Street to Main Street.

Bradley advised that this makes sense because we would be utilizing existing infrastructure. He advised that when you create the pedestrian corridors in many urban planning, this becomes a way for existing municipalities to determine where it will install sidewalks. Bradley advised that the problem is this municipality does not prioritize where sidewalks will be installed based off a pedestrian map, they base it off where they are going to do street repairs. Bradley advised that it makes sense to him that we have identified where folks can get from one place to the next by using generators. Gault advised should a section of Hill Street be for just the bike corridor. Deering advised that it does have some sidewalk already. Gault advised that he is not sure why the Emerald Necklace showed a bike lane on Apple Alley. He advised it would make more sense to put that on Plum Street down to Church Street, and then use Church Street over. Gault advised then we should go Plum Street to Hill Street to Church Street as a bike and pedestrian corridor.

Bradley advised that he has a concern with the proposed foot bridge location on the Official Map. He advised that he does not believe this will be the best use of resources and costs if installing a foot bridge in this location. Bradley advised that what is proposed to be built to the South of this proposed foot bridge does not appear to be a large pedestrian generator, and because you can go a half block up and cross over S. Barbara Street. Melhorn asked what is going on with old Reymer lot on E. Donegal Street. Melhorn advised she would like to see that depicted as parking giving the Borough the right of first refusal. Gibbs advised that the previous Borough Manager did a lot of work for the Borough to purchase the land at the previous judicial tax sale. The price was not right for the Borough to purchase. The Commission agreed to depict this lot as public parking. Bradley advised if the Commission is going to place a foot bridge on the map then the bridge should be placed somewhere in between New Haven Street and S. Angle Street because there is no direct access to critical services. Gault advised that part of the thought was to support and provide direct access to the industrial uses that exist and are proposed in that area. Gault believes it was not just proposed to be a foot bridge. The Commission decided to discuss this further at their next meeting.

Mount Joy Borough Planning Commission
November 14, 2018 Minutes



On a motion by Miller and a second by Rebman, the Planning Commission approved executing a letter in support of the Borough applying for a grant from the PennDOT Multimodal Transportation Fund for curbs, sidewalks, and ADA accessible ramps for 2019 and 2020 Borough paving projects. *Motion carried 4-0. Deering was not present during this item of business.*

On a motion by Miller and a second by Sweigart, the Planning Commission meeting of October 10, 2018, was adjourned. *Motion carried 4-0. Deering was absent at the close of the meeting.*

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator