

Mount Joy Borough Planning Commission Minutes January 8, 2020



The January 8, 2020, Planning Commission meeting was called to order at 7:00 PM, by Vice Chairperson Wendy Sweigart. Commissioners Deering, Miller and Dohl were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs and the Borough Manager, Samuel Sulkosky were present.

The Commission welcomed Tod Dohl as the new alternate to the Planning Commission.

Sweigart announced that reorganization will take place at the February 2020 meeting due to lack of member attendance.

MINUTES

On a motion by Miller and a second by Deering, the December 11, 2019, minutes were approved. Motion carried 3-0. Sweigart abstained.

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street, asked if the Borough would be applying for a façade grant from Main Street Mount Joy to paint the front of the old Darrenkamps store building. Sulkosky advised the Borough did not hire an engineer yet to compile plans for the building next door. Gibbs advised it is premature to apply for a grant to paint the building when the Borough has not made a decision on what they are going to do as it relates to the building. Gibbs advised if the Borough decides to renovate the building and the façade grant monies are still available, I am sure Council would want staff to apply for the façade grant funding.

Sterling asked if we received any of the multi-modal grants. Sulkosky advised we applied for 3 grants and were denied 3 times. Sulkosky advised it is very competitive.

UPDATES

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

OLD BUSINESS

Sweigart advised that Borough Council requested the Planning Commission review the Official Map at the beginning of each year. Sweigart advised that staff has informed the Commission that during the creation of the Complete Street Guide, the Official map will be used as a tool and recommendations or changes, if any, to the map would be done during this time. The Commission did not discuss any changes or updates to the Official Map.

NEW BUSINESS

Ed Fisher with Light-Heigel & Associates, Inc. was present on behalf of his client Strong Holdings, LLC to request approval for a revised Land Development plan for Farmview Properties

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located on Martin Avenue. Fisher advised that the previous plan was approved back in 2008 was for two eight-unit townhouse structures and twelve (12) garages and a two-unit duplex on the back side of the property. The reason for a duplex back then was to really maximize the density at that time. The density previously allowed was 18 units that could be developed on the property. Since that time, Fisher advised the ordinance has changed and the density requirements could allow for a total of 20 units. Fisher advised the date of the 2008 was just about the time the economy tanked and this project sat for many years. In the last year or two this development has been moving along. Currently the two eight-unit buildings are constructed and the first are all sold, and the second eight-unit building have five sold. The garages have also been constructed.

He further advised the developer thought it would be a better-looking project if the duplex could become a four-unit townhouse structure and keep a very consistent look with the entire project. Fisher advised the impervious coverage difference is only a couple hundred square feet. That comes from adding the additional parking spaces. Sulkosky asked if the parking will all be off-street parking. Fisher advised that is correct. Fisher advised that the street is entirely private and will not be offered for dedication. Deering asked about the gate. Fisher advised there is an emergency access gate at the end of the private road which goes to the church parking lot. Deering advised this is like an extension of Martin Avenue and is a private drive.

Miller asked if the garages are one per unit. Fisher advised there was not enough land and lot coverage to put 18 garages on the development. Strong advised the garages help them hit certain price points. Dohl asked if the garages are only eligible for the folks who reside in the development. Strong said that is correct. Strong also said the HOA documents describe which garage goes with which unit.

Deering asked if they are finding a hinderance to selling the units. Strong advised there are no hinderances. Sulkosky asked what the homes are going for with the garage. Strong advised they are selling for around \$195,000 and could be higher if they add additional options.

Deering asked when they would be looking to construct this last building. Strong advised they are looking to construct the last building in early this Spring. Strong advised the duplex did not tie-in with the rest of the community. Deering asked if someone could put in a garage down the road. Gibbs does not believe there is enough room for garage construction. Strong advised they would have to go through the HOA first for any additional construction. Dohl advised he can see why he wants to get away from the duplex construction because it does not fit-in with the existing construction. Strong advised the footprint of the four-unit townhouse building is almost identical to the two-unit duplex.

Fisher advised they did re-run the calculations for the detention basin for the minor increase in impervious surface. Strong advised each unit will be about 1,500 square feet. Strong advised they would like to get everything completed before the end of the year. Fisher advised they are asking for a waiver of preliminary plan requirements because this is very simple, and they are also asking for a waiver of traffic impact study. He advised there is not a lot of traffic on Martin Avenue and with the addition of the two units there will not be an impact.

Fisher advised there is another item that relates to the stormwater management. He asked that the Commission defer the waiver of dewatering time in the basin to the Borough Engineer. Gibbs advised the Borough Engineer's December 31, 2019, letter explains the waiver request and

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recommendation. Fisher further advised when the detention basin was designed and built, it was designed for a dewatering time in less than 8 hours. At that time, the stormwater ordinance mandated that all detention basins drain within 24 hours. Fisher advised now the ordinance states the basin should drain within 24 to 72 hours and that would be for a more typical basin for a large development. To try to hold water in a small detention facility like this, with a drainage area of a little less than an acre for 24 hours is starting to look pretty ridiculous in terms of calculating. Fisher advised the basin currently has a 3-inch orifice opening. To keep the water in there they are going to have to go to an inch to an inch and a half. Fisher further stated the potential for that to clog just scares him. He also reminded the Commission this is karst geology and they have gone through great lengths on the original design and construction to try to minimize any possible infiltration that would cause sinkholes. He advised if they keep water in there for 24 to 48 hours it is going to try to escape and not through the half inch hole.

Fisher asked the commission to allow them to work this out with the Borough Engineer. He advised they could go more than 8 hours but does not want to go more than an inch to a half inch opening. He advised they could then promote some type of infiltration. Fisher provided a letter that outlines his request. Gibbs asked if the developer would not be amending the plan would the basin remain as it is and dewater in 8 hours. Fisher advised that is correct. They would not be required to change the basin. Gibbs asked what the increase in the square footage of impervious surface. Fisher advised it is about 700 square feet. Gibbs advised that is very minimal and very minimal impact to the basin as additional run-off. Gibbs asked if the basin is in its final form. Fisher advised the basin is constructed to the size it is supposed to be, but it is in the erosion and sedimentation stage to control the run-off of any silt.

Deering advised there is a major run-off problem on Lumber Street. Fisher advised there is an easement that comes down along the Authority property to Lumber Street. Deering advised it runs across and down Lumber Street like a river. Deering advised he understands it is only 700 square feet but there are already issues. Fisher advised the 700 square feet will be contained in the basin. Fisher advised it ties into an existing drainage system and it is designed for a 3" orifice. Fisher advised a lot of that flow is coming off the water tank and the existing parking areas. Fisher advised they still have to maintain rate which is no greater than what it was before development. To get the 24-hour dewater time is to hold the water and infiltrate. For a one-acre drainage area there really isn't any way to hold the water for 24 hours other than create a pond. Fisher said they could possibly get the dewater time to 20 hours by reducing the orifice. He reminded the Commission they are asking for that recommendation to be deferred to the Borough Engineer and then Council.

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council approve a Waiver of Section 240-25 Preliminary Plan Processing Procedure for the revised Final Land Development Plan for Farmview Properties. *Motion carried 4-0.*

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council approve a Waiver of Section 240-62.B.2 Traffic Impact Study for the Revised Final Land Development Plan for Farmview Properties. *Motion carried 4-0.*

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council approve a Revised Land Development Plan for Farmview Properties, located on Martin Avenue, conditioned upon the Borough Solicitor, Borough Engineer and Borough Authority comments being addressed. *Motion carried 4-0.*

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On a motion by Miller and a second by Dohl, the Planning Commission meeting of January 8, 2020, was adjourned. *Motion carried 4-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator