

Mount Joy Borough Planning Commission

January 9, 2019 Minutes



The January 9, 2019, Planning Commission meeting was called to order at 7:00 PM, by Vice Chairperson Wendy Sweigart. Commissioners Miller, Deering, Rebman 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 Rebman and a second by Miller, the November 14, 2018, minutes were approved. *Motion carried 5-0.*

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street, asked if the Borough gets to provide comments on the Esbenshade Road development plans for the Holiday Inn and Taco Bell. Gibbs advised that development is not in the Borough. Rebman advised the Authority gets plans to review in accordance with their regulations and provide comments.

Sterling also asked if a designation could be made for cul-de-sacs on the Official Map because it is difficult to tell where they are on the map. Sterling also advised the Old Standby Park is missing from the map. Sweigart advised that was the Commission's first amendment to the map. Sterling advised that the trail in the Little Chiques Park looks like it crosses the creek. Sam advised that it bends before it gets to the creek. Gibbs advised it is not proposed to cross. Sterling advised that he agrees with additional downtown parking on the vacant land on E. Donegal Street. Gibbs advised that is also marked as an amendment on the map. Sterling advised that the lake at The Lakes Development is shown on the map. Sterling advised he believes there is a lake just north of Staufer Court that should be shown on the map. Gibbs asked if the lake is in the Borough north of Staufer Court. Gault advised that the lake is not shown on the map. What is shown on the map is the park at The Lakes. Sterling asked if the lake itself should then be shown on the map. Gault advised that there is no water shown on the map. Sterling advised that the Giant Shopping Center and that area should be shown on the map. He advised that is a developed area and could be a very good indication of what is happening in the Mount Joy area. Gault advised that the Official Map is not meant to be a tourist map. Gault advised that if we showed buildings everywhere, then it would make sense to show the Giant Shopping Center. Sterling advised that we could show the street pattern within the shopping center. Gault advised we wouldn't want to show private parking and streets. Miller advised that Brad Stewart sent an aerial map that has the Official Map overlay.

Tim Bradley, 930 Wood Street, asked if there would be an opportunity this time as there was last time to provide comments on the map during the discussion. Sweigart advised that it seemed to work that way last time.

UPDATES

The Planning Commission was provided a copy of the Zoning and Code Officer report by email and the 2018 Annual Planning and Code Reports.

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OLD BUSINESS

The Commission discussed the potential throughway behind Old Standby Park across the railroad tracks ending at Fairview Street at Rainbows End. Gault asked if we wanted to designate the pool property as some kind of recreational. Gibbs advised that it is zoned Conservation. Deering advised depending on who buys it, someone could come in and ask for it to be rezoned. The Planning Commission continued to review and make amendments to the Official Map. Deering advised that he is open to the property being rezoned. Sulkosky advised that he does not see it being used as conservation. Sterling asked if the foundation is interested in purchasing the property. Bradley advised they are not interested at this time. Gault advised he feels it should be some sort of public space for community benefit. He does not see any commercial value.

Bradley advised that because the Blossomwood development has not been done and is nonexistent and we are not quite sure when that will happen, we could have two alternative pathways from Springville to Main Street and use Fairview Street as a designated way to get back. This would be the current route folks could use until the development is created. He feels it makes sense to have a designated pedestrian corridor to our youth center. We should have a way to get from the Main Street corridor to the youth center and the historical society as well. Miller advised from Main Street back to the multi-use trail should be the same bike/pedestrian corridor that way it will link up with a bike corridor and a multi-use path/trail. Bradley said make it the blueish/purple color. Deering said we could make Springville brown to Main Street. Bradley advised he would make it purple over to Orchard and that would provide a way to link the route. Gault asked if it would make sense to just use Orchard Road since it is wide. Gibbs asked if we could put part of Springville Road back to brown to go to Cedar Lane. Deering advised that when we do get to the proposed road to Blossomwood he does not understand how it will go across the railroad tracks. Gibbs advised that she does not believe it is on their plan. Deering advised it will be tough to get people over the railroad tracks. Gault showed a proposed street coming out through the Legion right now. Deering does not think it is through the Legion. Deering advised when the alley use to come across, you could come across where the old house was to get to the pool.

Bradley asked if there is a reason why there is not a more formalized route using Birchland Avenue and the rest of Fairview Street. Since the two roads exist why would there not be a more formalized use of these streets to get to Rotary Park. Bradley advised all the Cedar Lane stuff is nice, but it does not exist and if it does not take place, Birchland Avenue seems to be the more reliable route. Miller advised the bike lane is already on the map. Bradley advised since it is a bike lane then continue to make it a bike lane to Fairview and Rotary Park. Gault advised that Springville to Cedar will still show the street extension, but it would not be a bike corridor. Gault asked what Birchland should look like in the future. The Commission agreed it should have sidewalks and a bike lane. Bradley advised the traffic count is very high on Birchland. The Commission agreed to make Birchland purple which designates bikes and pedestrians. Gault advised the other thing we could look at is Hopewell Alley and Old Standby and make that a bike route to get from Main Street to Fairview. The Commission did not make that amendment. Gault reconfigured the proposed roadway and trail within the Blossomwood Development. The Commission removed the “hash” marks on Springville and kept the purple color which is the street extension and the others were kept as the designated new streets through Blossomwood.

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Sweigart moved on to a potential foot bridge discussion. Gibbs advised that she believes the Commission removed the foot bridge from S. Jacob Street. Gibbs advised that heading west, there was an area the Commission was to discuss as placing a foot bridge in that location. Deering advised that he still believes that placing a foot bridge in the area of S. Jacob Street would be beneficial. Gibbs advised the Commission discussed removing the proposed foot bridge and having pedestrians use S. Barbara Street. Bradley advised use the brown color for the rest of E. Donegal Street to Longenecker Road. Bradley advised the reality of the investment to put something in there is just not going to happen. Unless some large business needs access there and wants to build a bridge. Bradley advised that is a lot of money to invest for a foot bridge, so someone does not go a block and a half to the S. Barbara Street bridge.

The Commission continued discussions and amended the map to show a potential footbridge at the dead end of W. Donegal Street. This foot bridge would run across the property of Cargill across AMTRAK and meet a proposed street extension of W. Henry Street to a proposed street next to the Old Shoe Factory.

The Commission further discussed the proposed footbridge across AMTRAK at Musser Road and Wood Street and determined that should be a proposed under-path rather than a foot bridge. The Commission then proposed to amend the map to show an alternate route heading west on Musser Road in the Township, to an existing under-path to Main Street.

On a motion by Miller and a second by Rebman, the Planning Commission meeting of January 9, 2019, was adjourned. Motion carried 5-0.

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator