



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

10/27/23

Mount Joy Borough
Planning Commission
Meeting Minutes
Meeting Date: 10/11/23

- Meeting called to order at 7:00pm
- Roll Call: Members Present: Deering, Dohl, Gault, Melhorn, Miller (arrived late) / Absent: Rebman / also present: Duane Brady, Borough Codes & Zoning Officer
- Minutes of the 9/13/23 meeting were approved by motion of Gault and seconded by Dohl
- Public Input
 - Ned Sterling, 13 W Main St
 - Asked questions about the posting of packets and agendas
 - Asked about the Jury Property/Candy Store being painted
 - Asked about the Chiques Crossing Development traffic study in Rapho Twp
- Duane Brady, Borough Codes & Zoning Officer gave an update on projects, complaints and violations
- File PC 23-02 Land Development submission of 300 Orchard Rd for a proposed Borough Administration Building was presented at 7:12pm by Carolyn DuBois of K&W, Todd Vukmanic of Crabtree, and Mark Pugliese, Mount Joy Borough Manager.
 - LCPC and LCCD still have file under review
 - Carolyn asked about Comment SALDO 1 and Stormwater 7 from Rettew Engineering letter regarding escrows, Duane Brady answered that Council had voted to waive all Borough fees for this project at the October Council meeting.
 - Member Melhorn asked questions about funding the project and the potential use of park land for the project.
 - Mark Pugliese, Todd Vukmanic, and Member Deering addressed the questions from Member Melhorn
 - Member Melhorn asked questions about the proposed splash pad at the site.
 - Member Deering answered that the Splash Pad was a Lions Club funded project.
 - Member Melhorn made comments about previous intentions for the land such as a community center
 - Member Dohl asked the presenters what might be needed or requested at this meeting.
 - Carolyn Dubois answered that this was an initial presentation, that one waiver for would be sought, and that they would be resubmitting revisions to address comments from Rettew and Borough Solicitor and would like to return in November for approval.
 - Member Miller made comment about stormwater considerations.
 - Member Gault made comment about Sections of the SALDO and how the plan complied with those sections and the Borough adopted Comprehensive Plan
 - Mark Pugliese and Duane Brady responded to those comments
 - Duane Brady commented that a recommendation would be needed at the November meeting in order to maintain timelines in the MPC
 - Member Deering and Todd Vukmanic made clarifying comments on the property and locations of features on the land
 - Additional comments were made by various Members and the Presenters to close the presentation
 - Member Dohl made motion to continue project to November meeting, seconded by Member Gault

- Discussion on the Property Maintenance and Rental Code Ordinances
 - Borough Solicitor had provided a comment letter back to Borough staff on the proposed ordinances as well as drafts to be considered.
 - Property Maintenance Discussion
 - Discussion on Property Maintenance Violation Tickets and the applicability of that enforcement mechanism against various sections of the property maintenance code and other potential section of the Borough Code of Ordinances.
 - Member Melhorn commented on the issue of unopened alleys and their status, discussion was had amongst the Members and more research is needed to have this issue possibly addressed in the Borough.
 - Discussion was had on the possibility of repealing portions of Chapter 232 Streets and Sidewalk and moving them to Chapter 195 Property Maintenance to address snow shoveling enforcement and tree/shrub trimming that affect the public way.
 - Rental Code Discussion
 - Discussion was had on provisions on Article 4 of the proposed codes dealing with Short Term Rentals
 - Discussion was had on the comment letter from Borough Solicitor and potential needed changes to the zoning ordinance and definitions
- Members were provided an update on PC23-01 30 Orchard Rd and the approval of the waivers and sketch plan
- Discussion on Comprehensive Plan Update
 - Review and discussion on the future land use map and the differences between LCPC 2040 Plan and the Borough 2011 Donegal Region Plan
 - Update was given on conversations with East Donegal Township and Marietta Borough and potential updates to Donegal Region Comprehensive Plan
 - Update was given on continuing conversations with LCPC and Borough regarding cooperation on planning needs
- Any Other Matter
 - Member Melhorn requested that Members receive printed packets at least a week in advance of the meeting
- Member Dohl made motion to adjourn, seconded by Miller, adjourned at 8:30pm

Respectfully submitted,

X 

Duane J Brady Jr, Mount Joy Borough
 Codes, Zoning, & Stormwater Admin
 Building Code Official #007261
 Certified Zoning Officer #C246972