

Mount Joy Borough Planning Commission Minutes

May 12, 2021



The May 12, 2021, Planning Commission meeting was called to order at 7:00 PM virtually via ZOOM by Chairperson Wendy Melhorn. Commissioners Sweigart, Deering, Miller, Rebman and Dohl were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was present.

MINUTES

On a motion by Miller and a second by Rebman, the April 14, 2021, minutes were approved. Motion carried 5-0. Wendy Melhorn abstained from the vote as she was not present at the April meeting.

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street advised that the plan for 240 W. Main Street should create a western driveway for access off Main Street. He also asked which way Williams Alley would be one-way. Gibbs suggested these items can be discussed and answered during presentation and discussion of item 7a.

UPDATES

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

OLD BUSINESS

None.

NEW BUSINESS

Brian Cooley and Andy Haines were present and representing Mount Joy Senior Housing, LP, 2121 Old Gatesburg Rd, Ste 200, State College, PA 16803, for a Preliminary/Final Plan in accordance with Chapter 240, to re-develop an existing building into 36 senior housing units consisting of 12 1-bedroom apartments, 24 2- bedroom apartments, 4000-6000 square feet of commercial space on the bottom floor elevation and 40 off-street parking spaces at the property located at 240 W. Main Street, Mount Joy, PA.

Cooley advised since they submitted the sketch plan previously, there were discussions regarding different aspects of the project and the final plan incorporates all the information they received. One of the things they did was enhanced the revised traffic impact assessment and included Main Street and New Haven Street and West Henry Street and New Haven Street intersections. He advised it was found based upon existing and proposed traffic there is no impact to either one of those intersections and no turn lanes needed for this project.

Cooley advised the other change was they submitted some waiver requests with the sketch plan and there are two new waivers associated with the final plan that are stormwater related.

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Cooley advised they will be dedicating additional right of way on the west side of Williams Alley as part of the road widening.

Cooley advised there has not been any other changes to the plan. Cooley advised Williams Alley is proposed one-way North from the building to Main Street. Cooley further advised there are no changes to the interior of the building, number of units, or parking.

Cooley advised to have an access drive on the western side would require a Highway Occupancy Permit with a plan for PennDOT. Cooley further advised there is only 55' between the building and setback line and would be extremely tight for 2-way traffic. He advised there is also a proposed sidewalk that leads from the sidewalk on Main Street along the building to access the rear of the building. Cooley further advised there is also a proposed rain garden on that side of the building for stormwater.

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council waive §240-43.H.1 to improve streets in which a subdivision or land development abuts and existing Borough and/or state street. Motion carried 6-0.

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council waive §240-43.I.(4) for street intersections with a local street to be a minimum radius of 20'. Motion carried 6-0.

On a motion by Miller and a second by Rebman, the Planning Commission recommended Council waive §240-46.C.(1) requiring that curbing shall be provided along the edge of any landscaped portion of a parking facility. Motion carried 6-0.

On a motion by Rebman and a second by Dohl, the Planning Commission recommended Council waive §240-57.D.(1) to dedicate recreation land to the Borough. Motion carried 6-0.

On a motion by Miller and a second by Dohl, the Planning Commission recommended Council waive §240.57.G requiring a fee in lieu of dedication of recreation and accept the applicants proposed fee of \$2,000 per unit for a total fee of \$72,000. Motion carried 6-0.

On a motion by Dohl and a second by Miller, the Planning Commission recommended Council waive §240-62.B requiring that applications for all residential developments with 20 or more dwelling units and buildings containing 1000sf of usable space provide a traffic study and report. Motion carried 6-0.

On a motion by Dohl and a second by Miller, the Planning Commission recommended Council waive §226-32.A.(2)(c) requiring for the loading ratios in Karst areas to be a maximum of 3:1 impervious drainage area for infiltration area and 5:1 total draining area to infiltration area. Motion carried 6-0.

On a motion by Rebman and a second by Sweigart, the Planning Commission recommended Council waive §226-37.A.(6)(b) requiring that the use of the emergency spillway to convey flows greater than the 50-year storm is permitted. Motion carried 5-1 with Deering voting no.

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On a motion by Sweigart and a second by Rebman, the Planning Commission recommended Council approve a Preliminary/Final Plan for Mount Joy Senior Housing, LP in accordance with Chapter 240, to re-develop an existing building into 36 senior housing units consisting of 12 1-bedroom apartments, 24 2- bedroom apartments, 4000-6000 square feet of commercial space on the bottom floor elevation and 40 off-street parking spaces at the property located at 240 W. Main Street, Mount Joy, PA, conditioned upon Borough Solicitor and Borough Engineer comments being addressed and a Stormwater Management Agreement and Land Development Agreement being recorded. Motion carried 6-0.

On a motion by Sweigart and a second by Miller, the Planning Commission meeting of May 12, 2021, was adjourned. *Motion carried 6-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator