

Mount Joy Borough Planning Commission Minutes

July 14, 2021



The July 14, 2021, Planning Commission meeting was called to order at 7:00 PM by Chairperson Wendy Melhorn. Commissioners Sweigart, Deering, Miller, and Rebman were present. The Mount Joy Borough Zoning Officer, Stacie Gibbs was present. Mark Pugliese, Borough Manager was also present.

MINUTES

On a motion by Sweigart and a second by Deering, the May 12, 2021, minutes were approved as amended. *Motion carried 5-0.*

PUBLIC COMMENT

Ned Sterling, 13 W. Main Street asked how long the property on the corner of W. Main Street and New Haven Street has to repair the front of the building where the vehicle impact happened. Gibbs advised she has been in communication with the owner and FDMJ. Repairs should be taking place soon.

Sterling also asked if Borough Council and the Planning Commission receive notices of demolition. Gibbs advised she follows the ordinance which requires her to post notice on the website, post notice on the property if there is a 45-day waiting period, and it is also in her report which the Planning Commission and Borough Council both receive Gibb's report.

UPDATES

The Planning Commission was provided a copy of the monthly Zoning and Code Officer report by email. Gibbs advised the monthly report did not have the notice of demolition of 800-802 W. Main Street as it will appear on the July report.

OLD BUSINESS

None.

NEW BUSINESS

On a motion by Rebman and a second by Deering, the Planning Commission authorized Wendy Melhorn, Mount Joy Planning Commission Chairperson to sign correspondence to DCED in support of the Mount Joy Transportation Safety Enhancement Project Phase 1 through the Multimodal Transportation Fund. *Motion carried 5-0.*

Todd Smeigh, with DC Gohn Associates, Inc., was present representing the Lancaster County Vo-Tech School Authority, 1730 Hans Herr Drive, Willow Street, PA 17584. Smeigh advised the Authority is requesting a Subdivision and Land Development Plan Deferral of Chapter 240, to Mount Joy Township to subdivide and construct 2 single-family dwellings located at the existing LCCTC-Mount Joy Campus in the Township and the Borough.

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Melhorn advised what really stuck out to her was the “no sidewalk” comment. Melhorn asked since we have new construction why are sidewalks not being installed on Fairview Street. Gibbs advised the homes are being constructed in the Township. Gibbs advised the whole street is not being constructed at this time and this will just be a common driveway. Smeigh advised this discussion has been going on ever since the 3 units were constructed on Old Market Street in the Township.

Smeigh advised, considering the continued changes in the administration at LCCTC and their continued need for inventory for their construction program therefore the lots are being constructed the way they are. Smeigh advised this land was previously rezoned to R1 in the Township and that is why the footprint is what it is. Smeigh advised the LCCTC is not a developer and the most recent discussions have been going on with this administration is regarding where to develop. Smeigh advised they met with the Township and their Solicitor as well as representatives from the school. The issue with constructing the whole street is financial security and maintenance. Borrowing money in this fashion would be difficult because they are not a developer.

Gibbs advised the Borough did have a meeting that included the Borough Engineer and Solicitor, Borough Staff, Manager, and representatives from LCCTC to review this plan. Smeigh further advised the plan before the Commission proposes the creation of 2 lots with single-family dwellings and the creation of another shared driveway for now. The lots are in the Township and therefore to keep the process streamlined they are requesting a deferral.

On a motion by Sweigart and a second by Miller, the Planning Commission recommended Borough Council approve a Subdivision and Land Development Plan Deferral of Chapter 240, to Mount Joy Township to subdivide and construct 2 single-family dwellings located at the existing LCCTC-Mount Joy Campus in Mount Joy Township and Mount Joy Borough. *Motion carried 5-0.*

Smeigh advised the proposed rain garden is proposed to be 1.75’ deep and is showing to be within the Borough limits and will serve the 2 lots in the Township and the driveway and will be maintained by the school. Smeigh advised LCPC will review and provide comments on June 25, 2021.

On a motion by Miller and a second by Sweigart, the Planning Commission recommended Borough Council approve a Stormwater Management Plan to construct an infiltration basin south of proposed Lot 14 as shown on the LCCTC Subdivision and Land Development Plan-Mount Joy Campus, on property owned by LCCTC (Rotary Park) next to the sub-leased area to the Borough to manage stormwater from 2 single-family lots, conditioned upon the Borough Solicitor and Borough Engineer comments being addressed, and a Stormwater Management Agreement being recorded. *Motion carried 5-0.*

On a motion by Deering and a second by Sweigart, the Planning Commission meeting of July 14, 2021 was adjourned. *Motion carried 5-0.*

Respectfully Submitted,

Stacie Gibbs, Zoning, Code and Planning Administrator