



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

4/5/2024

Mount Joy Borough
Planning Commission
Meeting Minutes
Meeting Date: 3/13/24

- Meeting called to order at 7:00pm
- Roll Call – Members Present: Deering, Dohl, Dolphin, Miller, Rebman
Also Present: Sam Meckley, Interim Borough Codes & Zoning Officer
- Motion by Deering, seconded by Rebman, to approve the minutes of the 2/14/24 meeting. 4 votes in favor with an abstention by Dohl and the motion carried.
- Public Input:
 - Tim Mateer, 270 Park Ave
 - Expressed concerns about the impact of the proposed Dairy Queen project on E Main St traffic patterns and safety.
- Sam Meckley, Interim Borough Codes & Zoning Officer provided a written Codes Report updating the Commission on permits and various projects.
- Old Business:
 - PC24-01: 200 Chocolate Ave – Stormwater Application for Cargill Inc. The Commissioners took the following actions:
 - Motion by Dohl, seconded by Rebman, to recommend approval of the requested modification of **§ 226-37.C(1)(a)(4)** – *Minimum pipe diameter in vehicular loading areas outside the right-of-way*. All votes in favor and the motion carried.
 - Motion by Dohl, seconded by Rebman, to recommend approval of the requested modification of **§ 240-46.B(2)** – *Concrete Sidewalks in Industrial Facilities*. All votes in favor and the motion carried.
- New Business:
 - PC24-02: 30 Orchard Rd – Preliminary/Final Land Development Plan Application for CPRS (D&C Realty, LP) regarding a new physical therapy office. The Commissioners took the following actions:
 - Motion by Dohl, seconded by Deering, to recommend approval of the requested waiver of **§ 240-43.I.4** – *Radius at Street Curb Intersections*. All votes in favor and the motion carried.
 - Motion by Dohl, seconded by Rebman, to recommend approval of the requested waiver of **§ 240-46.C.1** – *Curbing*. All votes in favor and the motion carried.
 - Motion by Dohl, seconded by Rebman, to recommend approval of the plan with the condition that the remaining items be completed per the 2/22/2024 review letter of the Borough Engineer, with the exception of the Borough Engineer’s denial recommendation of the requested waiver of **§ 240-46.C.1**. All votes in favor and the motion carried.

- New Business:
 - PC24-03: 400 E Main St – Sketch Plan Application for Dairy Queen-Grill and Chill regarding a new restaurant/drive-thru. The Commission expressed general support for the proposed project and was in general agreement with making the following comments on the Sketch Plan:
 - Traffic flow and management is the biggest consideration for developing the site in the manner proposed.
 - The applicant should consider making inquiries to PennDOT regarding the feasibility of creating a center left turn lane on E Main St (SR 230) from approximately Sassafra Terrace/Park Ave to the entrance to Hummer’s Meats.
 - If vehicles are unable to access the site by turning left directly off of Longenecker Rd, the applicant should consider the traffic impact of vehicles turning left onto E Main St from Longenecker Rd and then making another left turn into the site.
- Motion by Rebman, seconded by Deering to adjourn. All votes in favor and the meeting was adjourned at 8:17pm.

Gallery:

Ned Sterling, 13 W Main St
 Tim Mateer, 270 Park Ave
 Bruce Haigh, 504 Rose Petal Ln
 Randal Stahlman
 Mike Huxta
 Brian Cooley
 Christine Stivers
 Tom Marsilio
 Larry Prescott
 John Miller

Respectfully submitted,

X 

Sam Meckley, Mount Joy Borough
 Interim Codes, Zoning, & Stormwater Admin
 Building Code Official #006228