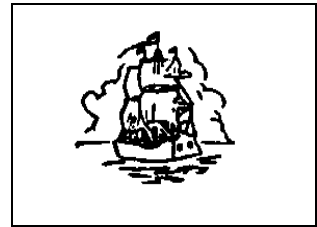


Mount Joy Planning Commission Minutes

March 8, 2023



The March 8, 2023, Planning Commission meeting was called to order at 7:00 PM by Chairperson, Wendy Melhorn.

Commissioners Deering, Dohl, Miller, and Rebman were present. Alternate member Gault was not present. Codes & Zoning Officer, Duane Brady, and Part-time Receptionist, Linda Gainer were present as well.

Review of By-Laws: Brady provided a copy of the By-Laws and asked for questions, concerns, or changes.

On a motion by Rebman, and a second by Deering, the By-Laws were approved. Motion carried 5-0.

Nomination and Election of Chairperson

On a nomination by Miller, and a second by Rebman, Wendy Melhorn was elected Chairperson. Motion carried 4-0.

Nomination and Election of Vice-Chairperson

On a nomination by Deering, and a second by Rebman, Kyle Miller was elected Vice-Chairperson. Motion carried 4-0.

Approval of Minutes: No Minutes from 11/9/22 meeting available.

Public Input Period

Ned Sterling, 13 W Main Street, inquired about the new map of the Borough and asked if the map went to everyone. Deering stated the map in question was sponsored by the Chamber of Commerce not the Borough and every household was to get one. Sterling also commented that the Public Input Period should be at the end of the meeting so the public attending can comment at the end after all discussion by Committee. Melhorn commented that this can be considered.

Discussion centered around the Public Input Period and whether to move it to the end of the meeting, add a second Public Input Period near the end of the meeting or allow the public to comment during the agenda items.

The By-Laws have been approved for this year, so an additional public input period cannot be added at this time. Dohl suggested an amendment could be made to allow discussion during a topic. Miller suggests that the By-Laws be reviewed in December so the Committee can talk about possible changes before approval of By-Laws.

Updates & Announcements

No Updates

Old Business

Official Map: Brady displayed the map on the TV screen for viewing and commented that he has no input on the official map in the time he has been employed with the Borough. Deering sent the map to Gault to work on. The map shows the municipal boundaries along with parks, parking lots, conservation land, pedestrian crossings, bike lanes, new collector roads, the Emerald Necklace, etc. Deering pointed out that the map has not been presented to Council or loaded on the website.

On a motion by Dohl, and a second by Miller, to table further discussion on the Official Map until Gault can be present at the next meeting. Motion carried 5-0

Bube's Brewery, update on project moving forward: SM Johns researched the county archive. The corner of the sidewalk at Bube's Brewery that is in question is not in a right of way. Nissley, Public Works, and Brady met at the property and looked at the space that will be improved. The application has been turned in and Bube's will move forward with their plan. Deering asked about the timeline and Brady shared that work should start in the next two weeks.

New Business

Discussion on Short Term Rentals: Brady has been receiving multiple calls and emails regarding those who are looking to buy homes in the borough to generate income. The Borough Manager reached out to our Solicitor for her interpretation of the Borough's policy. Short term rentals are not allowed in the Borough. Currently there are no allowances for permits or licensing for short term rentals/air b & b's in the Borough. Discussion centered around how to proceed with charging fees, do annual inspections, hotel and excise taxes that should be paid. Discussion continued with Bed & Breakfasts; there are several in the Borough. They are registered as a business. Deering stated that units should be inspected for safety; Melhorn agreed and felt rental licensing fees should be collected. Miller pointed out that accessory dwellings would also come under this heading and would need an ordinance. Brady will reach out to the County Planning Commission and find out who our District Representative is. Melhorn asked everyone to read the materials handed out and come prepared to discuss at the next meeting.

Ordinance Amendment: 270-15 Municipal Uses: Our Solicitor recommends that we expand the Municipal Use Ordinance with a new complex at Grandview being a possibility. Council voted Monday to ask the Solicitor to write the amendment as Brady read to the committee. Amendment to 270-32 will create a new definition as Brady read to the committee.

Any Other Business: Deering asked Brady to introduce himself and give some background.

Included in the committee's packet is the State Association of Boroughs webinars. There is one on planning commissions that runs an hour and a half. It gives tips and practices and a better way to accomplish goals. Deering asked if the class could be done on Zoom. Melhorn asked members to RSVP to Brady if they wish to attend.

On a motion by Miller, and a second by Dohl, approval was given to adjourn the meeting at 7:55. Motion carried 5-0.