

Mount Joy Borough Planning Commission Minutes

April 13, 2022



The April 13, 2022, Planning Commission meeting was called to order at 7:00 PM by Chairperson Wendy Melhorn.

Melhorn announced a welcome to Commissioner Dohl as a Commission member. Dohl was previously the alternate. Melhorn announced a welcome back to Commissioner Gault as the Planning Commission Alternate.

Commissioners Deering, Dohl, Melhorn, Miller, and Rebman were present, as well as alternate Commission member Steve Gault. Codes & Zoning Officer, Stacie Gibbs, and Mount Joy Borough Manager, Mark Pugliese were present as well.

MINUTES

On a motion by Rebman and a second by Gault, the October 13, 2021, minutes were approved.
Motion carried 6-0.

PUBLIC COMMENT

Bruce Haigh, 504 Rose Petal Ln., stated that he is a newly elected Council person for the West Ward, and a professional Engineer for 31 years with experience in environmental remediation. He said that he is speaking as an individual member and not a representative of Council. He spoke of two properties in the Borough that are not being developed, and would like the Planning Commission to take a look at them. The first is what is Blossom Woods, which has an environmental covenant, and the second is S. Barbara St.

Gibbs spoke of Blossom Woods. She said there was interest shown there of possible development and that they were aware of the environmental covenant. Gibbs spoke of S. Barbara St. She said that recently a builder came to Council with a request (not a petition), that they be allowed to move forward with submitting a petition to the Planning Commission to re-zone those two areas to Medium-High Density Residential and Council approved that action, but that they have not come forward yet with their official petition. She said she believes they were in a discussion regarding Storm Water Management with Laurel Harvest and a couple of different things.

Deering spoke of Blossom Woods. He said that while he was still on Council, there was a developer that was talking to the current owner to potentially develop but nothing has moved forward. Deering spoke on S. Barbara St. He said there should be a connector there and that a cul-de-sac there is not the best thing for the neighborhood or town.

Gault spoke of Blossom Woods. He said it was part of the Zoning Ordinance update and part of the Comprehensive Plan update, which was over 10 years ago. He said it was zoned Traditional Neighborhood before that was absorbed into the other Zoning Districts. He said the challenge with Commercial Zoning is that there is not really access to Main St. because of the railroad tracks and the way the property lines are. Gault spoke of S. Barbara St. He said that if you look at the Official Map there is an extension of School Lane over to Barbara St. and an extension of Barbara St. down to the extension of School Lane and then going into East Donegal Township, if land in East Donegal Township were to develop in the future. The connection westward is already planned and that if there were a development of this property, it would need to provide the extensions in accordance with the Official Map. The thought process at the time with Medium-Density Residential going down the East

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side of Barbara St. and an extension of the street was to provide somewhat of a buffer between the Lower-Density Residential on Delta St. and Walnut St, and the Industrially Zone area. When the Comp Plan was being done, it was trying to encourage a walking path to the train station. He said that historically the train station has been a way to take residents of Mount Joy out to go to work, not necessarily bring people in via train for employment, and there is a potential that is really one of the few places that there is vacant land that is walkable to the train station. He said he would not be inclined to change that area from Commercial Zoning to Residential.

UPDATES

There was a monthly Zoning and Codes Officer report provided to the Planning Commission.

OLD BUSINESS

None.

NEW BUSINESS

Mount Joy Borough Council recommended the Planning Commission review the Official Map at the beginning of each year for possible amendments. Melhorn stated that Old Stand By Park was not added to the map. Deering said he would like to investigate what we would need to do to get the map in color. Gault agreed and volunteered to help with that. Melhorn suggested that this be an ongoing discussion where the Commission is going to work on the map, and Gault is going to volunteer his time to help get the map a bit more interactive. Gibbs recommended a motion be made.

On a motion by Dohl and a second by Deering, the Planning Commission recommended to put a workshop together to improve the Official Map with options and updates based on recent buildings and continue to bring it back to Commission for revision. *Motion carried -0.*

Mount Joy Borough Council recommended the Planning Commission review any completed Historic Request Forms received. No forms were received.

Melhorn announced that for meetings to come, to see the calendar provided, and that the next Planning Commission meeting is scheduled for Wednesday, May 11, 2022 at 7:00 pm, unless otherwise notified.

On a motion by Rebman and a second by Deering, the Planning Commission meeting of September 14, 2022 was adjourned at 7:39pm. *Motion carried 6-0.*

Respectfully Submitted,

Jill Frey, Assistant Borough Manager, via Zoom recording