



Mount Joy Borough Council
Administration & Finance Committee Zoom Meeting
June 24, 2021 at 6:30 pm

1. Call to Order
2. Executive Session
3. Consider a motion to approve the Agenda for the June 24, 2021, Administration and Finance Committee meeting.
4. Public Input Period - Comments of Any Borough Resident or Property Owner (3 Minute Limit).
5. Approval of the Minutes of the May 27, 2021, Administration & Finance Committee meetings.
6. Administration, Budget, and Finance
 - A. Manager's Report
 - B. Request Committee consider a motion to approve updated Job Descriptions for the Administrative Assistant & Receptionist/Secretary (Part-Time) and move to full Council for Approval.
 - C. Penn State Health Life Lion LLC
 - a. Request Committee consider a motion to move to full Council that the Administration & Finance Committee, based on the advice of the Borough Solicitor, raises no objections to the conveyance of 820 Church Street, Mount joy, PA from Susquehanna Valley EMS to Penn State Health Life Lion.
 - b. Request Committee consider a motion to move the "Ground Ambulance Service Provider Agreement to Public Safety Committee and to advise the Public Safety Committee that this Committee raises no objections to the agreement.
 - D. Discussion on the continued use of video conferencing for such time that Council rescinds Disaster Declaration and/or returns to in-person meeting noting that this to would affect all committee meetings, Planning Commission Meeting, Zoning Hearing Board meetings, etc.
7. Land Development, Zoning, & Codes
 - A. Codes Report.
 - B. Mount Joy Senior Housing, 240 W. Main Street, Mount Joy, PA.
 - a. Consider a motion to recommend Council waive §240-43.H.1 to improve streets in which a subdivision or land development abuts and existing Borough and/or state street.
 - b. Consider a motion to recommend Council waive §240-43.I.(4) for street intersections with a local street to be a minimum radius of 20'.

- c. Consider a motion to recommend Council waive §240-46.C.(1) requiring that curbing shall be provided along the edge of any landscaped portion of a parking facility.
 - d. Consider a motion to recommend Council waive §240-57.D.(1) to dedicate recreation land to the Borough.
 - e. Consider a motion to recommend 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.
 - f. Consider a motion to recommend 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.
 - g. Consider a motion to recommend 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.
 - h. Consider a motion to recommend 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.
 - i. Consider a motion to recommend 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, a Dedication Agreement and Ordinance being drafted at applicant's expense and Stormwater Management Agreement and Land Development Agreement being recorded.
- C. Review of draft Resolution for Active Transportation Guidebook.
 - D. Public Hearing will be held at Council meeting for proposed ordinance to amend the Zoning Ordinance to regulate personal expression signs and clarify regulations concerning special exceptions.
 - E. Recommend Council consider a motion to approve Resolution No. 7-21; Authorization of signatures for the Amendment to the PennDOT Complete Streets Grant Reimbursement Agreement.

8. Grant Updates

- A. Request Committee consider a motion to approve format of Grant Tracking Spreadsheet prepared by the Manager and move to full Council directing the Manager to provide said spreadsheet to Council on a quarterly basis.

9. Project Updates

10. Public Input Period - Comments of Any Borough Resident or Property Owner (3 Minute Limit).

11. Executive Session. (Request Executive Session to discuss 2 personnel matters)

12. Any Other Matter to Come Before the Committee.

13. Adjourn

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING - Thursday, July 22, 2021, at 6:30 PM.