

Mount Joy Borough Planning Commission Minutes

September 14, 2022



The September 14, 2022, Planning Commission meeting was called to order at 7:00 PM by Chairperson Wendy Melhorn. Commissioners Deering, Dohl, and Rebman were present, as well as alternate Commission member Steve Gault. Commissioner Miller was absent. The Mount Joy Borough Assistant Manager, Jill Frey was present.

MINUTES

Melhorn announced that the Commission is not seeking approval of the previous April 13, 2022, meeting minutes; minutes are not yet available to view.

PUBLIC COMMENT

There was no public comment.

UPDATES

There was no monthly Zoning and Codes Officer report provided to the Planning Commission.

Yvonne Sallade, interim Codes and Zoning Official, was present and introduced herself to the Planning Commission.

OLD BUSINESS

None.

NEW BUSINESS

Todd Smeigh, with DC Gohn Associates, Inc., and Nick Gard, KN Farms Legal Counsel, was present representing KN Farms/Sporting Valley Feeds, LLC, concerning the re-zoning petition/application. Smeigh reviewed, and discussion ensued. The subject properties are located at 14, 18, 19, and 20 N. Market St. The request is to re-zone the properties from Commercial Business District (CBD) to Light Industrial (LI). Currently the property is an existing non-conforming use. The change would bring it into compliance as a permitted use.

The Commission asked if there would be an issue with the Bube's Brewery property being in the CBD, therefore causing a break between zoning districts from Bube's to Main St. Frey stated that she spoke to Main Street Mount Joy manager, and he said that it would not be a problem for the MSMJ program. Deering asked if it would be a problem for Bube's or any other organization, or possibly any occasion concerning funding of any type in the future. Smeigh said he has never heard of zoning affecting funding. Dohl asked if we could get a more solid proof this would not be an issue.

On a motion by Dohl and a second by Deering, the Planning Commission recommended moving to Council the statement that the Commission is in favor of the re-zoning of KN Farms from CBD to LI, with confirmation that funding for the Borough and the stand alone zoning for Bube's Brewery property is not an issue. *Motion carried 5-0.*

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Scott Akens, with Akens Engineering, was present representing KN Farms/Sporting Valley Feeds, LLC, concerning the lot add on plan at 19 N. Market St. He stated that it is a simple request, removing part of one lot and adding to another.

On a motion by Gault and a second by Dohl, the Planning Commission recommended moving to Council the statement that the Commission is in favor of the lot add-on plan for KN Farms/Sporting Valley Feeds. 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, concerning the Final Plan Review for LCCTC. The subject property is located at Fairview St. within Mount Joy Township (SR 4035). Frey stated there is a Storm Water Management and Declaration of Easement Agreement that was signed by all parties involved on August 9, 2022, except Mount Joy Borough. Smeigh stated that this has been a year in the making. It is requested that the plans be signed by Mount Joy Borough Planning Commission and then sent to Mount Joy Borough Council. Planning Commission members agreed that no Motion was needed, and that the Commission is willing to sign the Final Plans.

Melhorn announced that the next Planning Commission meeting is scheduled for October 12, 2022, unless otherwise notified.

On a motion by Rebman and a second by Deering, the Planning Commission meeting of September 14, 2022 was adjourned at 7:38pm. Motion carried 5-0.

Respectfully Submitted,

Jill Frey, Assistant Borough Manager