

# Mount Joy Borough Planning Commission

## Agenda

7:00 pm, Thursday, February 11, 2010



1. Call to Order
2. Welcome new member Deborah Sagerer to the Commission
3. Roll Call: Commissioners Melhorn, Gault, Sterling, Bower and Sagerer
4. Approval of Previous January 14, 2010 Meeting Minutes
5. Public Input Period
6. Updates
  - A. Proposed Rezoning in Rapho Township – Rapho Township Board of Supervisors will be making a decision at a Public Meeting on February 18, 2010, at 7:30PM. In 2006 the applicant requested a rezoning of the tract of land to R2 and was denied by a 2-1 vote. This time, the applicant has requested to rezone the tract of land to R1.
  - B. Newcomer Road RR Crossing Closure – The following is the schedule as provided by Scott Hershey, SR230 Bridge over Little Chiques Creek is still on schedule to be let in February or March 2010. The East Doengal Street extension to Longenecker Road will be bid by itself and will be completed prior to the closure of Newcomer Road at grade crossing. There are some environmental permit items to be cleared up on this project before it can be bid. The Eby-Chiques Bridge at grade crossing and the Newcomer Road at grade crossing closure will be bid together. There are several issues between AMTRAK and PennDot to be cleared up and there are a few items between Rapho Twp and PennDot to be addressed. It does not appear that the Eby-Chiques project will begin in the immediate future, possibly 6 to 12 months. The Eby Chiques Road bridge construction, closure of the Eby-Chiques at grade crossing and closure of the Newcomer Road at grade crossing will be bid together. The at grade crossings will not be closed until the new bridge is constructed and open so that access to the south side of the tracks at Eby-Chiques is never cut off.
  - C. Janus School Concept Plan – The developer is working to see if the recommended rezoning of Traditional Neighborhood to Medium Density Residential for tract of land will work. The developer is scheduled to meet

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with the Janus School on Tuesday, February 2, 2010, and should be prepared to submit to the Commission in March.

- D. Traffic Lines/Restriping - PennDot has advised that the Borough has failed to prove that their desired center left-turn lane and edge line meets standards and criteria. Ken Barto has advised that he is in contact with Laurence Lewis with Gladding Jackson to see if they can revise the plans in order to meet the standards.
- E. Vacation of Patterson Alley - The Ordinance of Vacation was adopted on Monday, February 1, 2010. There were amendments made to the Petition and Council took action to accept the amended Petition. The Petitioner will be granting an easement to the Borough for maintenance of the existing stormwater line in Patterson Alley. This easement will remain in place until a new stormwater line is constructed at the west end of the church property at which time it will be abandoned. The Petitioner will also be granting a pedestrian easement in Patterson Alley. This easement will remain in place until improvements are made to create a pedestrian access at the west end of the church property, at which time this easement will be abandoned by the Borough. A new paragraph was inserted to speak to the use of the parking lot and that nothing within the Petition is intended to imply that the Petitioner intends to limit or restrict use of the parking lot. New language was added to a paragraph wherein Petitioner agreed to incorporate all of its parcels onto a single deed to assure the Borough that there will be no submission of sale, lease or transfer of ownership. A paragraph was also added wherein the Petitioner will provide a Letter of Credit to the Borough to provide funding for the drafting and advertising of any traffic related ordinance and signage as well as Borough Engineer costs associated with the necessity to address actual traffic conditions resulting from and directly related to the loss of the Alley. This paragraph was added because it has been determined, that at this time it is impossible to anticipate the impact that closing Patterson Alley will have.
- B. Industrial Historic District - Historic York will have the Determination of Eligibility Application completed by the end of February 2010, (providing the Borough with a copy) and will be submitting that application to the Bureau of Historic Preservation for hopeful approval of the proposed Industrial Historic District.
- C. Regional Comprehensive Plan - A Steering Committee Meeting took place on Wednesday, February 3, 2010, at East Donegal Township. The Committee members requested to view the final survey that will be sent to residents chosen at random within the next week. All municipalities have received the regional maps and have requested staff and officials to take time to review for accuracy. These maps are due back to the consultant by February 16, 2010.

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Elaine Carmichael, ESI Economic Stewardship gave a brief presentation/discussion on "Thinking Regionally, Acting Locally." See attached handout.

The consultants gave a draft presentation of the Donegal Region's current issues and goals for the future. This draft will be compressed for a better understanding and discussion at the 1<sup>st</sup> Public Meeting which is to be held on March 3, 2010 at 7PM. See the attached flyer.

7. Old Business
8. New Business
  - A. Barton's Body Shop Waiver of Land Development and Waiver of Stormwater Plan. Presentation by Bob Marker or DC Gohn.
  - B. Emmanuel Hoffer, Jr. 72-76 East Main Street Waiver of Land Development and Waiver of Stormwater Plan. Presentation by DC Gohn.
9. February Meetings- See colored Calendar
10. Next Planning Commission meeting: 7:00 pm, Thursday, March 11, 2010.
11. Adjournment

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