

Mount Joy Borough Planning Commission Agenda

7:00 pm, Thursday, January 14, 2010



1. Call to Order
2. Roll Call: Commissioners Melhorn, Sterling, Gault, and Bower.
3. Reorganization:
 - a. Review of ByLaws.
 - b. Nomination and election of Chairperson.
 - c. Nomination and election of Vice-Chairperson.
4. Approval of Previous December 10, 2009 Meeting Minutes
5. Public Input Period
6. Updates
 - A. Proposed Rezoning in Rapho Township – The Lancaster County Planning Commission reviewed the proposal to rezone 13.23 acres situated on the south side of Mount Joy Rd, Rt 772, approximately 200' west of Elmcrest Blvd. from Agricultural (A) to Residential (R-1) on December 28, 2009, at 3:00PM and recommended that the Township rezone. Please see the attached Memorandum for recommendation.
 - B. LED Traffic Signal Grant - A Notice of Intent Letter to submit an LED Conversion Traffic Signal Grant Application was sent on December 4, 2009. The following are a list of the intersections that the Borough is interested in applying for funding by highest priority: Main & Manheim Street, Main & Angle Street, Main & Barbara Street, Main & Market Street, and Main & Orchard Road.
 - C. Union School Road Improvements – The Borough Engineer is preparing plans for the submission for a Pa Dot Highway Occupancy Permit (HOP) for the construction and replacement of curb and sidewalk and the installation of storm sewer facilities on Union School Road between Donegal Springs Road and Taylor Avenue.
 - D. West Main Street Improvements – The Borough Engineer is preparing plans for the submission for a Pa Dot Highway Occupancy Permit (HOP) for the construction and replacement of curb and sidewalk and the installation of storm sewer facilities between Orchard Road and the Norfolk Southern railroad tracks.
 - E. Vacation of Patterson Alley – A public hearing was held on Monday, January 4, 2010, wherein concerns were expressed by many Mount Joy Borough residents. The main concern was the flow of traffic and the possible increase in traffic,

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especially with the future train station improvements and the use of St. Mark's parking lot for commuters. The majority of residents expressed that they use Patterson Alley as a way to access Main Street because of heavy traffic at the Barbara Street intersection and the Market Street intersection. There were also discussions on the possibility of making Appletree Alley one-way from Barbara to Concord and the need to possibly stripe Appletree Alley to Concord to lead traffic down Concord to Mount Joy or Frank Street. All of these concerns will need to be discussed and possibly implemented in the Petition prior to adoption of the Ordinance. Council agreed to discuss all of these issues with the various Committees and Departments and readdress the Ordinance at its February 1, 2010, Council meeting.

- F. Restriping – A draft plan was submitted to PennDot for review and comment. The Borough has been meeting with PennDot and Glatting Jackson to discuss the restriping and creation of pedestrian friendly and safe crosswalks.
- G. Industrial Historic District – Historic York will have the Determination of Eligibility Application completed by the end of January 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. This District is bounded by Barbara, Second, Main and Frank Streets. If successful, the Borough can then move forward for a National Register of Historic Places Nomination.
- H. Regional Comprehensive Plan – The Focus Group meetings have been completed and the Consultants have advised that those meetings went very well and they received a lot of feedback. There will be notes accumulated from these meetings by the consultants and will be provided when received. The consultants also provided some regional mapping at the Steering Committee meeting on January 6, 2010. Please see the attached copies of some of those maps. The consultants have advised that these maps are in very rough draft and may not be accurate.

Jane Pugliese-Thomas, Executive Director of Housing & Economic Development with the Lancaster Planning Commission gave a presentation on the Economic Development and Sustainability Element of the Lancaster County Comprehensive Plan. This element of the Comprehensive Plan was broken up into Phases as follows: Phase 1 involved many people from the community, i.e. stakeholders to help identify what research would need to be done to start the

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process, Phase 2 involved conducting the research based on input from Phase 1, Phase 3 involved reviewing the research found and identified strategies, initiatives and policies to promote a healthy, sustainable local economy. Jane advised that they are currently at the end of Phase 3 and in the process of drafting the Economic Development and Sustainability Plan for review by an Executive Team. Please see attachment for further details on this element.

7. Old Business
8. New Business
9. January Meetings- See colored Calendar
10. Next Planning Commission meeting: 7:00 pm, Thursday, February 11, 2010.
11. Adjournment

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