

**Mount Joy Borough
Planning Commission Meeting Minutes
7:00 pm, Thursday, July 8, 2010**

Chair Wendy Melhorn called the meeting to order at 7:00 P.M. with the following members in attendance: Steve Gault, Sue Sterling, and Josh Bower. Barnum Wahl, Borough Manager was present, Zoning and Code Officer, Stacie Gibbs was present and Pat Kadel, Community Planner with LCPC was also present.

Approval of the Minutes

On a motion by Gault and a second by Bower the June 10, 2010, meeting minutes were unanimously approved with corrections.

Public Input

Ned Sterling questioned if the Comprehensive Plan would include the information from the Historic Resource Inventory that Carole Wilson, LCPC is working on. Ned advised that Carole is happy to forward this information.

Updates

Zoning and Code Officer provided report. No further updates.

Old Business

On a Motion by Gault and a second by Sterling, the Commission referred the continued discussions of a Shade Tree Commission to the Public Works Committee. The Motion carried 3-1 with Bower voting no.

New Business

Patterson Logistics, Inc. requested a Waiver of a Stormwater Management Plan to expand their existing parking lot. Don Barrett with Rettew Associates advised that the project will involve the construction of a new parking facility to add an additional 40 spaces. The new parking facility will be constructed roughly on existing grades, located within the envelope of the future building expansion that was already approved through the Final Land Development Plan process. Barrett advised that the impervious proposed surfaces have been accounted for by the planning of the future building expansion. Barrett advised that the Stormwater Management will be handled by the existing on-site facilities. The parking facility will drain into the existing swales located along the perimeter of the tract. Barrett also advised that the Stormwater run-off generated by the proposed expansion will drain to the basin that has been designed to account for the impervious proposed.

On a Motion by Bower and a second by Gault, the Commission unanimously recommended Council approve the request for a Waiver of Stormwater Management Plan.

Terry Kauffman, Scott Hershey and Stacy Rutherford gave a presentation on the Mount Joy Train Station. A 30% site plan was displayed showing some improvements which included the proposed festival street (Delta). They have advised that they would be more than happy to come back next month with another update.

Adjournment – The meeting was adjourned. The next Planning Commission meeting is scheduled for 7 pm, Thursday, August 12, 2010.

Respectfully Submitted,

Stacie Gibbs, Zoning Officer