

**Mount Joy Borough
Planning Commission Meeting Minutes
7:00 pm, Thursday, June 10, 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 Deb Sagerer. Barnum Wahl, Borough Manager was present

Approval of the Minutes

On a motion by Gault and a second by Sterling the May 13, 2010, meeting minutes were unanimously approved with corrections.

Public Input

Ned Sterling questioned the status on the Industrial Historic District application being worked on by Historic York. Barnum Wahl advised that he does not know the status and would forward this request to Stacie Gibbs for an update.

Ned Sterling questioned the status on the fire site. Wahl advised that he is aware that Gibbs had made contact with him this past week but does not know the status.

Updates

Melhorn advised that the Commission was provided a Memorandum on the Noxious Plants for Agricultural Livestock by the Lancaster County Planning Commission. There were no additional comments by the Commission

Melhorn advised that they were provided an update on the Janus School vacant land. Gault advised that he believes that there was an offer made for someone to give the Commission a presentation on some possibilities for that site by High Real Estate. He feels that he would be interested in hearing about that. This could take place during a regular meeting.

Wahl advised that there was a conference call between staff and PennDot regarding the line striping plan at the intersection of R230 and R772. Wahl advised that the Borough is expecting an email confirming that construction costs will be included in the Main Street paving project. Gault advised that this plan has changed and will only be for the intersection at R230 and R772. Gault advised that he would like to thank Borough staff for continuing to move forward with this plan. Wahl thanks Gault for all of his services associated with this plan.

Old Business

None

New Business

The Planning Commission unanimously recommended authorization to the chairman to sign the letters of support related to the 12-inch water main upgrade project on Marietta Ave and the Sewer Main Replacement project on Manheim Street, on a Motion by Gault and a second by Sterling.

Shelby Chunko advised that she has been in communications with Julia Shiffert who is the Southeastern PA Penn State Cooperative Extension Urban Forester and she is willing to do a 20-minute presentation on urban trees. Chunko advised that Shiffert would also be willing to help seek out sources of funding. Shiffert would also be able to provide some guidance on the steps to take without spinning wheels in starting a Shade Tree Commission. Chunko advised that if the Commission decides that they would like to do this she can provide the Commission with her contact information.

Sterling advised that the current ordinances were provided to the Commission by Gibbs and can be provided to Shiffert for her review. Columbia Borough's Shade Tree Commission information was also provided to the Commission.

Ned Sterling advised that he had previously emailed Gibbs numerous Shade Tree Commissions ordinances from different municipalities. Sterling had copies of Shade Tree Commission ordinances from Lancaster City and Elizabethtown and asked the Commission if they would like to see those in addition to the Columbia Borough Ordinance information they were previously provided. Melhorn advised that she would be interested in seeing Elizabethtown's information. Sterling provided these to the Commission.

Melhorn advised that when she read Columbia Borough's existing ordinance, being a current property owner on Main Street who is responsible for her sidewalk, has replaced a couple of sidewalks because of trees and she is unsure where this may take us.

Chunko advised that she has worked for the Penn State School of Forestry for quite some time and their urban forestry area has worked for years to develop trees specifically for use as street trees, which take into account height for wire interference, etc. Chunko advised that they are getting better with time so that they can provide species that are much more suitable for street tree planting. She can understand why everyone would be concerned because of some of the previous trees that were planted some years ago have caused problems for their sidewalks. Chunko advised that the trees that are recommended now are much better and more suited for planting on the sidewalks.

Gault advised that we should take a look at whether the Borough's current ordinances are adequate for what we are trying to accomplish and second is to take a look at whether we actually need a separate commission to oversee this. The first piece would be to review the ordinances to see if they are adequate. Then, based on the outcome decide if changes should be made and implemented and at that time maybe there should be a commission created to oversee that. Second, Gault advised that he is curious in terms of the role the Planning Commission should play in this decision and where this should go versus Borough Council and their desires. He is unsure whether this is something that council should be hearing or whether this should be coming to the Commission before they get to in depth with this. Gault also questioned whether or not this should be going to the Committee such as the Public Works Committee.

Sterling advised that the Planning Commission is in charge to sometimes make recommendations that Council may have not discussed. Sterling advised that her impression is that Council will be supportive so long as it does not cost the Borough any money. Sterling advised that if we can have people come in to give additional information at no cost then we should do that. Sterling advised that if we are planning to have a speaker come in then they should certainly be invited to attend.

Melhorn advised that the ordinance covers High Street to Manheim Street but she questioned Ned on what blocks he would be interested in having the Commission oversee. Melhorn questioned if the area would be from Gus's to Hummers? Ned confirmed. Ned advised that the ordinances that he has reviewed in the past basically have two parts which is a Street Tree Ordinance and a Commission to enforce this Ordinance. He also advised that the Street Tree Ordinances for most municipalities are the same and the Shade Tree Commission Ordinance is a separate ordinance. Ned advised that he is looking at creating a Street Tree

Commission that would take care of the flower planters, crosswalks, signage, parking, bulb outs, etc. He advised that everything that has to do with Main Street would be encompassed by the Streetscape Committee. The Committee would include someone from Public Works, someone from Main Street and some citizens. Gault advised that if we were going through the trouble of creating a new Commission we should have it be as comprehensive in terms of unifying a lot of those purposes as possible. Ned advised that the Design Committee with Main Street Mount Joy handles the planter program and the façade program. Gault questioned if it would make sense to incorporate a lot of these ideas into the Committees that already exist. Sue Sterling advised that Main Street's project area is limited. Ned advised that there may be too many questions with the Streetscape Committee and we may want to just look at creating a Shade Tree Commission with five (5) people.

Gault advised that he was not aware that the Main Street Program handled so many of these things and maybe it would better to discuss what the next step is with the Main Street Program. Gault advised that it seems linked together and we should not do one without the other. Gault advised that having a Commission that is just enforcing shade trees would not be accomplishing as much as it would if it was combined with a group that was working on many of these things. Ned advised that he is not sure how Main Street would be incorporating being responsible for the Shade Tree Commission. Sterling advised that this may affect their funding. Sterling advised that she agrees with Gault that it should be more comprehensive because street trees may not be needed if other streetscape items already exist. Gault advised that he is trying to avoid duplicating committees that already exist.

Shelby advised that maybe instead of just a committee that focused on trees, have a committee that just focused on the landscaping which would include trees, planters, etc.

Melhorn advised that Mount Joy is more than just High Street to Main Street which is the area that Main Street Mount Joy focuses on. Melhorn advised that it should start from Hummers to Gus's. Gault advised that with what is going on with Florin Hill it should be important to include this area in discussions. Gault questioned if the reason to create this committee is because there are people from Main Street that do not want to focus on these other areas other than the Main Street corridor. Chunko advised that Main Street's focus was just this core area of town where most of the commercial area was located and their mission was to revitalize this area. Chunko advised that in terms of landscaping it is more than just commercial redevelopment, it is the whole town and as it turns out trees enhance businesses. Chunko advised that the focuses of the Main Street Program versus a Shade Tree Commission would be different.

Ned advised that he feels that the Public Works people are now making these decisions for all residents of Mount Joy as it relates to where trees are being planted and where they are being removed. Ned objects to this and feels that they are being over zealous in their criteria for removing street trees. If the sidewalk is raised so much they are making the decision to remove the trees. Ned advised that taking down a 30' tree and replacing it with a 10' tree is a dramatic difference. Ned advised that he feels the Public Works people do a fine job but if the Public Works people were in charge of Lititz, Lititz would not look the way it does because many, many trees would have been taken down because the sidewalk is raised or something is wrong with the curb. Ned feels that they are removing trees unnecessarily.

Chunko advised that Julia Shiffert could address all of this and show us the way to do it as far as when to remove trees and where to place trees. Wahl advised that the Public Works Committee has already met this month so it would be up to the Planning Commission if they want to refer it to the Administration and Finance Committee which meets next month.

Gault advised that it sounds like the problem here is how the Public Works staff is deciding when trees should come and go. Gault is cautious about trying to create another commission which would create more meetings, but instead would rather look at opportunities to update our ordinances to reflect current best practices. Gault advised that he does not know what standards the Public Works staff is following as it relates to tree removal

and tree placement. Gault advised that maybe this is something we should know. Gault advised that having a speaker is a great idea, but he personally feels that he is not ready to create another committee until we start to indentify what the issues are and perhaps try to fix those issues and set focus on what needs to be done.

Ned advised that there should be a citizen involved in where the trees should be placed. Melhorn advised that they do ask the property owners. Melhorn advised that she owns 44 W. Main Street and she was advised that a tree had to be placed on her property. She was asked where she would like it to be placed. Melhorn advised that they are following the ordinance with one street tree per so many feet, but they do give the property owner a say into where they want it placed.

Ned advised that a Streetscape Committee would be more aggressive in approaching property owners in regards to placement of street trees. He advised that Weis Market is an example of a property with no street trees. He advised that we cannot expect the Public Works Committee, with all of the work they have, to approach these property owners to discuss the planting of street trees. He advised that the Streetscape Committee would focus on doing this. This would also remove this burden from the Public Works staff. Ned advised that the Committee would have the authority to enforce property owners to plant trees at their property.

Gault questioned if it would be beneficial to have the speaker at the Public Works Committee meeting or whether we invite her to come here so that everyone could see it together. Gault advised that we could advise the Borough staff to contact her and set something up.

Wahl advised that the Public Works Committee is looking to change their monthly meetings from the second Tuesday to the second Monday of the month. Wahl advised that the next Council meeting is July 12, 2010, which is the second Monday, so he is not sure at this time when the Public Works Committee will meet.

Melhorn advised that maybe we can use our July or August date to set up the speaker.

The Planning Commission discussed the draft future Land Use Map. Gault advised that as part of the Comprehensive Plan Steering Committee this map was provided and the intent is to ultimately translate into zoning districts through implementation of the plan with some recommendations for rezoning of areas for the plan. It is his understanding that we are trying to match up with the zoning districts with East Donegal Township and Marietta Borough to provide similar zoning and use classifications. Gault advised that this is on the agenda tonight to seek input on any changes that should be made to the proposed map.

Melhorn thought that it looked good. Gault advised that the old Seiler Elementary School property is shown as a combination of High Density Residential and then school which is not there anymore. Gault also advised that the Janus School property on the west side of Lefever Road should be deferred until the presentation. Melhorn agreed.

Gault advised that the plan is showing a Town Center Use from the railroad tracks to Jacob St and then is classified as Mixed Use Commercial West into Florin. Gault questioned if we should we continue the Town Center use the length of Main Street or keep it as it is shown. Melhorn advised that she would need to know what Town Center is before she could make this decision.

Gault questioned if this should be zoned Traditional Neighborhood.

Adjournment – The meeting was adjourned.

The next Planning Commission meeting is scheduled for 7 pm, Thursday, July 8, 2010.

Respectfully Submitted,

Stacie Gibbs, Zoning Officer