

Mt. Holly Springs Planning Commission

Meeting Minutes

January 26, 2016

I. Call to order

Steve Blair called to order the regular meeting of the Mount Holly Springs Planning Commission at 7:02 p.m. on January 26, 2016 at the Borough Office.

II. Roll call

The following persons were present: Steve Blair, Pam Still, and Katie Daniels. Also present were Mike Scherer, Solicitor, and Kirk Stoner, Cumberland Valley Planning Commission. Linda Naugle and Heath Goodyear were not present.

III. Approval of minutes from last meeting

Pam still motioned to accept the minutes from the October meeting. The minutes were approved as submitted by Linda Naugle.

IV. Items of Discussion

- a) Resignation of Linda Naugle after 25 years of exceptional service: Linda Naugle resigned after returning to work full time. Katie Daniels motioned to accept the resignation, with regret, and Pam Still seconded the motion. The motion passed.
- b) Reorganization of the Committee: Pam Still motioned for Steve Blair to continue as Chairperson. Katie Daniels seconded the motion and all voted to pass the motion. Katie Daniels motioned for Pam Still to remain as Vice Chair. Steve Blair seconded the motion and all voted to pass the motion. Pam Still motioned for Katie Daniels to assume the position of Secretary, vacated by Linda Naugle. Steve Blair seconded the motion and all voted to pass the motion.
- c) Resignation of Mike Scherer as Solicitor: Mike Scherer is resigning to spend more time with his family. Mark Allshouse will be replacing Mike Scherer starting February 2016, when meetings will move from the fourth Tuesday of the month to the fourth Monday to accommodate the new solicitor. Katie Daniels made a motion to change the day of all subsequent meetings to the fourth Monday of the month. Pam Still seconded and all voted to pass the motion.

ACTION ITEM: Steve Blair will ask the Borough Secretary to advertise the new dates for the Planning Commission meeting.

V. Open issues

- a) Sheetz Remodeling Plan: Charles Suhr and Brian Soyka attended to represent Sheetz. Mike Scherer reviewed the updated letter from HRG. The property was rezoned in 2013. Discussion about the plans included the following:

Katie Daniels asked about the benefits of the remodel: Brian Soyka stated that it allows for updating of the store's brand, replaces the gas tanks, increases size of store to allow for easier upkeep and servicing of customers, and offers indoor seating and some outdoor, seasonal seating. Pam asked about the stores ranking. This information was not known, but Sheetz "wants to stay." They will be keeping kerosene service and adding diesel. Regarding storm drains, these will be improved holding tanks with filters.

During the phased construction, to begin March 7, 2016 and conclude August 11, 2016, the store will stay open, but they will be 10 weeks without the ability to sell gas.

Katie Daniels moved to approve the plans as reviewed by Kirk Stoner and presented. Pam Still seconded and the motion passed. The plans were passed to be signed by the Chair and Secretary of the MHS Planning Commission and the Director, Cumberland County Planning Commission. Steve Blair extended his appreciation for Sheetz' patience.

ACTION ITEMS: Plans left for the Borough Council Secretary to process and Kirk Stoner will call with the correct review date to be added to his signature.

- b) Zoning Ordinance Questions/Concerns from Borough Council: Ed Kendall and Cork Shildt discussed open issues regarding fencing in flood zones, vehicle weights, trailers stored on properties, and storage of vehicles without plates and inspection stickers.

FENCING in Section 10: Kirk Stoner felt the ordinance as currently written "has no fatal flaws" and recommended leaving it as written regarding fencing. The ordinance will be reviewed by FEMA and may require future changes due to new flood study. Dan Fitzpatrick (DCED) might be able to assist; Suzanne Blair can assist with contact.

VEHICLES OUTDOORS: Section 11.26A: MUCH discussion about what constitutes and eyesore and the intent of the ordinance, plus discretion of the Zoning Officer when confronted with possible violations.

LITTER PLANS: Section 12.22 Ed Kendall raised a question about the vagueness of the language; Kirk Stoner felt Borough Ordinance 3.18 would

cover any problems with plans that might not work (e.g., 2/week pickup not sufficient if dumpsters are overfull; require business to increase pickup frequency).

PARKING SPACES: Section 12.37A3 and 14.3 – discrepancy

ACTION ITEM: Kirk Stoner to remove parking requirement in Section 12.37A3.

TRUCK WEIGHTS: Council wants to increase truck weight to 25K. Joe Andretti feels 25K is too high for street rating and 10K is sufficient.

CURATIVE AMENDMENTS: Section 16.15G4 – Ed Kendall questioned the inability to make changes to sections for three years. Kirk Stoner indicated this type of amendment would be made to correct a problem and therefore it is only this “curative” amendment that would have to stand for three years, not less substantive changes.

ACTION ITEM: Steve Blair will review Council questions/recommended changes with previous versions and give his recommendations re rewording, if any, to Planning Commission members prior to the February meeting.

Any further changes requested of CC Planning Commission to Zoning Ordinances will be summarized for Borough Council after the February meeting and then the Borough Secretary will be asked to advertise the public meeting for the review of all changes.

- c) Joe Andretti asked to speak so he could thank Mike Shearer for his support as Solicitor. Mike appreciated this recognition and was pleased that the town “had lots of energy.”

VI. Adjournment

Steve Blair adjourned the meeting at 8:53 p.m. (Motion by Pam Still, seconded by Katie Daniels.)

Minutes submitted by: Katie Daniels

Minutes approved by: [Name]