

# ***Mt. Holly Springs Planning Commission***

## ***Meeting Minutes – March 27, 2017***

### **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 March 27, 2017 at the Borough Office.

### **II. Roll call**

The following persons were present: Steve Blair, Pam Still, Merle Barclay, MHS Solicitor Mark Allshouse, and David Toner.

Pam still motioned to accept the minutes from the February 27, 2016 meeting. David Toner seconded the motion. The minutes were approved as submitted.

### **III. Public Opinion**

Michael Hansen had a few questions regarding the property at 113 E. Pine Street. He is interested in purchasing the property, but he would like to know if his development ideas would meet the proposed zoning ordinances. He proposes seven apartments on the 1<sup>st</sup> and 2<sup>nd</sup> floors and retail business (computer repair, locksmith?) in the basement level. Proposed ordinance does not allow residential uses in Industrial zones. Pam Still asked if this could be done under Historical Conversion. Mark Allshouse said that he would have to prove the building is historic. Then he would need to meet requirements of Article 12, Section 1231. All Historic Conversions must be presented to council for a decision. Pam Still mentioned the building is on the county list of historical properties, but incorrectly listed as 111, not 113, E Pine Street. Planning recommended that Mr. Hansen speak first with Chief Day, who is Acting Codes Enforcement Officer.

There was a question from the audience regarding whether all permits have been received for the Veterans Park project have been received. The concern is that the Borough is going for money before the permits have been approved. The resident was referred to Joe Andreatti, who is heading the park project.

### **IV. Old Business**

Charles Suhr, an attorney for Terry Rickart who has been assisting with reviewing the proposed ordinances, questioned the removal of restaurants and outdoor cafes from the R-L Zone. After a brief discussion, it was determined that this was an error in the copy presented to County Planning for updating. Pam Still made a motion that the proposed ordinances as prepared by County Planning be recommended to Borough Council and County Planning for approval to advertise. Motion seconded by David Toner.

### **V. New Business**

Pam Still said that in a discussion with Kirk Stoner from County Planning, he recommended we do some work on the SALDO before working with an engineer. Mark Allshouse recommended looking at the SALDO from other municipalities to get a better idea of what we do and don't want in ours. Recently revised ones would be better choices than older ones from municipalities similar to Mount Holly Springs. He said the SALDO does not affect the Comprehensive Plan, which is only a guide the tries to capture the intent of current ordinances. Some things we may want to consider include flood plains, environmental studies, slopes, etc. Steve Blair suggested we start the preliminary research, but we won't look at details until the proposed zoning ordinances are completed.

## **VI. Liaison Report**

Pam Still did not have anything to report.

Adjournment

Motion to adjourn made by Pam Still. Seconded by David Toner. Meeting adjourned at 7:46pm.

Minutes submitted by: Merle Barclay